



## Edmonton Alberta

\$710,000

Great location for a young family, steps from St Mary Catholic & Earl Buxton Elementary schools. This 2,255 sq ft two storey is in a highly sought after neighbourhood close to playgrounds, Community League & bus to U of A. This home sits on an amazing 10,812 sq ft lot with a southeast facing yard where your children can enjoy playing outdoors. Just a short walk to Terwillegar Park & the river valley with its peaceful wilderness trails, near shopping in Riverbend Square & quick access to Whitemud Fwy. Spacious foyer with tile flooring, formal living room, H/W floors in dining room/flexroom, kitchen & breakfast nook with oak cabinets, quartz counters, & stainless steel appliances. Family room has a wood burning fireplace & patio doors opening onto the huge yard. A two pce guest bath & laundry complete the main floor. There are FOUR BEDROOMS & TWO FULL BATHROOMS UPSTAIRS. Fully finished basement ideal for family fun with recreation room, den/hobby room, 3 pce bath & storage. Make this your 'forever' home! (id:6769)

Den 3.21 m X 4.1 m

Recreation room 8.15 m X 5.07 m

Hobby room 3.21 m X 4.1 m

Utility room 5.26 m X 3.32 m

Storage Measurements not available

Living room 5.95 m X 3.97 m

Dining room 3.25 m X 3.47 m

Kitchen 4.2 m X 3.21 m

Family room 3.4 m X 5.14 m

Breakfast 4.01 m X 2.26 m

Primary Bedroom 3.72 m X 4.06 m

Bedroom 2 3.72 m X 3.48 m

Bedroom 3 3.49 m X 3.34 m

Bedroom 4 2.83 m X 3.47 m

Listing Presented By:



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