



## 4415 117 Street Edmonton AB

\$499,000

Welcome to the highly sought-after community of Royal Gardens, offering several amenities nearby; Southgate mall, Snow Valley Ski Club and Whitemud Ravine are just a short 5 minute drive away. Families will appreciate the proximity to the Confederation Leisure Centre, as well as a variety of schools and playgrounds, all within walking distance, making this an ideal place to settle into your forever home. This newly renovated main floor bungalow with vaulted ceilings boasts 6 bedrooms, 2.5 baths, a double detached garage and R.V parking. Alongside many upgrades such as HWT(2021) and SBS roof (2021), this property also has a separate entrance to the basement and an in law suite offering flexible options for various living arrangements to maximize your investment.

Listing Presented By:



Originally Listed by:  
Real Broker

tashagargagliano@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net