



## Edmonton Alberta

\$599,900

Blackmud Creek Estates! Set in a quiet cul-de-sac on a large pie-shaped lot, this spacious 2-storey home is just minutes from the ravine and scenic walking trails. Offering over 2,100 sq. ft. plus a fully finished basement, the main floor features a bright living room, formal dining area, a well-planned kitchen with quartz counters, centre island and breakfast nook that opens to an inviting family room with brick-facing wood-burning fireplace. Upstairs are 3 bedrooms, including a large primary suite with double-door entry, walk-in closet, bright ensuite with tub and separate shower. The fully finished basement adds a 4th bedroom, full bath, large rec room and flexible space for hobbies or family living. The private, park-like backyard is a true standout, with mature landscaping, fruit trees, perennials and a 3-tiered deck perfect for summer entertaining. Central A/C, main floor laundry, double attached garage, HE furnace and new HWT. Close to schools, shopping, LRT, parks, recreation and Anthony Henday. (id:6769)

Den 6.91 m X 2.99 m

Bedroom 4 3.73 m X 3.56 m

Recreation room 3.48 m X 8.18 m

Living room 3.75 m X 5.1 m

Dining room 3.8 m X 3.18 m

Kitchen 2.49 m X 3.06 m

Family room 4.36 m X 4.12 m

Breakfast 2.4 m X 3 m

Laundry room 2.26 m X 1.68 m

Primary Bedroom 3.7 m X 6.32 m

Bedroom 2 4.17 m X 3.47 m

Bedroom 3 4.17 m X 3.45 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://www.nikitasells.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.