



## Edmonton Alberta

\$439,900

Welcome to Forest Heights! Nestled on a quiet, tree-lined street, this well-loved home features over 2,000 sqft of developed living space, a fully legal 2-bedroom basement suite, a single detached garage with a full driveway, and 3-year-old shingles. Surrounded by nature, you'll enjoy quick access to Forest Heights Park, the scenic River Valley trails, and Riverside Golf Course - perfect for outdoor enthusiasts! Families will appreciate the convenient location near top-rated schools, including Forest Heights Elementary, Ecole Michaelle-Jean, McNally High School, and St. Bride Catholic School - all within walking distance. Commuters will love the easy access to downtown, just a 5-minute drive away or reachable via multiple bus routes and nearby Wayne Gretzky Drive. You're also just minutes from Capilano Mall and the vibrant amenities along 106 Avenue. Whether you're looking for a family home, an income-generating property, or both, this is the one you've been waiting for. Don't miss out! (id:6769)

Family room Measurements not available

Bedroom 3 5.06 m X 2.62 m

Bedroom 4 2.58 m X 3.44 m

Second Kitchen 3.97 m X 3.27 m

Laundry room 2.53 m X 2.41 m

Utility room 2.55 m X 1.36 m

Office 1.05 m X 2.81 m

Living room 4.36 m X 5.53 m

Dining room 2.78 m X 3.09 m

Kitchen 3.84 m X 3.44 m

Primary Bedroom 3.75 m X 4.05 m

Bedroom 2 3.24 m X 2.93 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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