



## Edmonton Alberta

\$475,000

Proximity to downtown in a modern 2-storey? Visit the REALTOR(R)'s website for more details. This move-in ready, family-sized home features a south-facing backyard and large windows that flood the open-concept layout with natural light. Located in the highly sought-after community of Griesbach, known for its thoughtful design and over 23% dedicated green space, you'll enjoy walking trails, lakes, and the beautiful Patricia Lake Memorial just steps from your door. Imagine welcoming your friends to a BBQ on your outdoor entertaining space, as they take in a home that truly has a spot for everything and a place for everyone. At over 1,500 sq. ft. above grade, the three bedrooms are generously sized, and there's still space for a main floor laundry. You're just minutes to Northgate Shopping Centre, approximately 5 minutes to Yellowhead Trail, and within easy reach of nearby schools and downtown Edmonton. Complete with a double garage and a fully finished basement, this is a home your family can grow into. (id:6769)

Family room 4.99 m X 6.02 m

Bedroom 4 4.13 m X 2.55 m

Living room 5 m X 4.15 m

Dining room 2.76 m X 4.26 m

Kitchen 3.23 m X 4.26 m

Primary Bedroom 5.17 m X 4.13 m

Bedroom 2 3.28 m X 3.35 m

Bedroom 3 3.31 m X 3.12 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://www.hackandco.com/>



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