



Edmonton Alberta

\$460,000

Bearspaw Gem! Sun-filled, beautifully proportioned & just the right size for family living. A natural flow connects the hallway, living room, dining area & kitchen—open, welcoming & designed for real life. Upstairs, the primary bedroom is a true retreat with generous space & a private west-facing balcony. Picture quiet evenings, a glass of wine in hand, watching the sun set with your favourite person. 2 additional bedrooms, a full bath & upstairs laundry complete the perfect family layout. A separate entrance allows for future possibilities—extra living space, a home gym, hobby room or potential suite. Outside, the flat, southeast-facing backyard invites kids at play, long summer evenings & memorable gatherings with friends & family. The mechanics: new dishwasher; kitchen appliances (2021); shingles (2021); furnace & hot water tank (2021). Public transit, Schools, Kindergarten, Airport, Golf, South Common Shopping at your doorstep - A home that checks the boxes and leaves room for your dreams to grow. (id:6769)

Living room 3.6 m X 5.86 m

Dining room 2.99 m X 3.65 m

Kitchen 4.13 m X 3.32 m

Primary Bedroom Measurements not available

Bedroom 2 2.92 m X 3.05 m

Bedroom 3 2.74 m X 3.05 m

Family room 5.03 m X 3.28 m

Den 2.34 m X 4.78 m

Bedroom 4 2.72 m X 4.72 m

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty

Ahmad Sai
RE/MAX RIVER CITY

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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