



## Edmonton Alberta

\$634,900

Bungalow living on a quiet SW cul-de-sac. Tucked into a mature neighbourhood on a large pie lot, this 1,585 sq ft (A.G.) home offers four bedrooms, three full bathrooms, and a fully finished basement that adds another 1,396 sq ft of living space. Hardwood and tile run throughout the main floor, where two bedrooms deliver the ease of single-level living. Downstairs, two more bedrooms, a full bathroom, and new carpet are warmed by in-floor heating that keeps things cozy all winter, while central A/C takes care of summer. Step outside to a yard with the kind of space that's hard to find in newer communities. The composite deck makes outdoor living low-maintenance, and a custom R.V. parking pad keeps your trailer or motorhome at home instead of in storage. The cul-de-sac keeps traffic to a minimum, with schools and shopping close by, and easy access to Anthony Henday Drive and Highway 2 puts the rest of the city within reach. What are you waiting for? (id:6769)

Bedroom 3 3.89 m X 3.78 m

Bedroom 4 4.53 m X 3.47 m

Recreation room 7.85 m X 9.43 m

Living room 4.2 m X 4.1 m

Dining room 4.27 m X 4.52 m

Kitchen 3.82 m X 4.4 m

Primary Bedroom 4.35 m X 4.54 m

Bedroom 2 3.84 m X 3.16 m

Breakfast 4.6 m X 3.65 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.