



## Edmonton Alberta

\$425,000

Welcome to this Beautiful home located along the River Valley. The beauty of this property starts with the outside as this home has been frequently nominated for "Front Yards in Bloom", and the back yard is equally as beautiful with a pond, patio, area, many plants and flowers. Park in the Double Detached Garage, driveway or on the street and make your way inside. The main level has been mostly updated in the past 5 years with newer kitchen with breakfast nook area, dining room and living room with newer flooring, paint, and lighting. Make your way down the hallway to the updated primary bedroom with a 2-piece bathroom, 2 more bedrooms and 4-piece bathroom with newer flooring, paint and lighting. Make your way downstairs to the fully finished basement with 2 dens, 3-piece bath, a rec room with a bar and a hot tub room, storage room, laundry and utility room complete this home. Steps to Amazing views of the River Valley and Rundle Park, close to schools, golfing, rec center, public swimming and shopping. (id:6769)

Den 4.39 m X 3.39 m

Recreation room 6.19 m X 4.01 m

Storage 2.29 m X 0.9 m

Laundry room 2.09 m X 3.95 m

Living room 7.11 m X 3.52 m

Dining room 2.79 m X 3.66 m

Kitchen 4.18 m X 4.63 m

Primary Bedroom 4.12 m X 3.52 m

Bedroom 2 3.05 m X 2.58 m

Bedroom 3 4.1 m X 2.75 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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