



## Edmonton Alberta

\$449,900

Welcome to this beautifully designed 1337 sq ft adult half-duplex walkout bungalow, perfectly positioned BACKING ONTO A SERENE LAKE & offering both comfort & low-maintenance living. The main floor features 2 spacious bedrooms, a bright & functional eat-in kitchen & an open concept living & dining room, off the dining room leads to a 3 SEASON COVERED DECK past that you'll find an open deck overlooking the park & lake. The primary has a 4pce ensuite & a large walk in closet. Laundry is also on main floor. The FULLY FINISHED WALKOUT BASEMENT has a 3rd bedroom, 4pce bathroom, utility room & large rec-room perfect for guests & hobbies. Completing this home is a double attached garage. Residents also enjoy access to a full-service clubhouse featuring a kitchen, dining area & comfortable lounge, perfect for social gatherings & community events. With it's thoughtful layout, peaceful lake setting & maintenance friendly design, this home offers an EXCEPTIONAL ADULT LIFESTYLE. (id:6769)

Family room 9.79 m X 11.51 m

Bedroom 3 2.88 m X 3.39 m

Living room 4.22 m X 5.39 m

Dining room 2.57 m X 3.29 m

Kitchen 3.75 m X 3.67 m

Primary Bedroom 3.94 m X 5.42 m

Bedroom 2 2.77 m X 4.31 m

Sunroom 2.88 m X 4.03 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.liamwhalen.ca/>



**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.