



## Edmonton Alberta

\$389,900

Welcome to the desirable community of Queen Mary Park, known for its tranquility and family-friendly atmosphere. Situated on a massive almost 700 Sq.m. lot this 1.5 storey property boasts a generous 1,300 sq.ft., 3 spacious bedrooms, 2 full bathrooms, fully finished basement and double detached garage. Upon entering you will notice the hardwood flooring and tons of natural light. The fully finished basement provides a very large family room perfect for entertainment or relaxation. This property has undergone significant upgrades including the fully finished basement, eaves-troughs, hot water tank, furnace, windows, electrical service, lifetime roof, upgraded insulation, garage door, as well as a professionally landscaped yard with a sprinkler system. Enjoy the close proximity to downtown, Grant MacEwan University, NAIT, public transportation, and all necessary amenities. Don't miss out on this fantastic opportunity to own a spacious and upgraded home in the mature treed community of Queen Mary Park. (id:6769)

Bedroom 3 3.26 m X 4.51 m

Family room 7.26 m X 4.57 m

Living room 4.62 m X 4.35 m

Dining room 3.12 m X 3.06 m

Kitchen 2.69 m X 3.07 m

Primary Bedroom 3.94 m X 5.25 m

Bedroom 2 3.95 m X 3.08 m

Listing Presented By:



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**RE/MAX ELITE**

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