



Edmonton Alberta

\$718,888

Welcome to this beautifully maintained family home in prestigious Blackmud Creek Estates! Offering over 2,200 sq ft plus a finished basement, 4-bedroom, 3.5-bath home has all the space your family needs. The main floor features a den, formal dining room and inviting living spaces designed for everyday living and entertaining. Downstairs, the fully finished basement offers a huge rec room, a fourth bedroom + a full bath—perfect for teens, guests or movie nights. Step outside to enjoy the private, beautifully landscaped yard with an incredible Trex deck completed in 2013, ideal for summer BBQs and family gatherings, plus front and back irrigation to ensure the yard is looking prime. Recent updates include new windows (18-25), new shingles (18), 2 x A/C (24/25), providing comfort and peace of mind. Located close to Blackmud Creek trails, excellent schools, LRT access, Anthony Henday, the University of Alberta, Southgate Centre and all amenities, this is the perfect place to call home. (id:6769)

Bedroom 4 3.8 m X 3.85 m

Recreation room 11.52 m X 6.9 m

Living room 4.07 m X 5.41 m

Dining room 3.98 m X 3.09 m

Kitchen 3.04 m X 3.11 m

Family room 5.88 m X 6.52 m

Den 2.81 m X 3.26 m

Primary Bedroom 3.83 m X 4.71 m

Bedroom 2 2.94 m X 4.34 m

Bedroom 3 2.73 m X 4.28 m

Listing Presented By:



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Century 21 Masters

<https://theandersonco.ca/>



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