



## Edmonton Alberta

\$725,000

This beautifully built 3-bedroom, 2-storey home offers over 1,830 sq. ft. of well-designed living space just steps from the University of Alberta. If you've been searching for a newer home without the narrow "skinny" layout, or don't want to stretch your budget for a detached option, this is the one. Built with energy efficiency in mind, it features foam-insulated walls and added exterior insulation. The main floor showcases 9' ceilings, rich oak hardwood, and a cozy gas fireplace. The kitchen features maple cabinetry, granite counters, a large island, stainless steel appliances, and a corner pantry. A main floor den adds flexibility for a home office or guest space. Upstairs offers a spacious primary suite with 5-piece ensuite, walk-in closet, and convenient laundry. Skip the maintenance of an older home, and enjoy low-maintenance living in a mature community. The backyard features composite deck, brick patio, and detached garage with extra parking for added convenience. (Some photos virtually staged) (id:6769)

Living room 3.09 m X 4.42 m

Dining room 2.66 m X 3.91 m

Kitchen 5.75 m X 4.69 m

Den 3.2 m X 2.98 m

Primary Bedroom 3.99 m X 3.96 m

Bedroom 2 2.84 m X 3.96 m

Bedroom 3 2.81 m X 5 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.edmontonrealestate.net/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.