



## Edmonton Alberta

\$520,000

LOCATION, LOCATION, LOCATION!!! Stunning Royal Gardens 2-storey with 5 bedrooms above grade--4 up & 1 on the main with attached 1/2 bath. Perfect for a large or multi-gen family! The main-floor bedroom works beautifully for guests or a home office. There are 3 bathrooms. Incredible access to top schools, Confederation Leisure Centre, Southgate Mall, Southgate LRT & Whitemud Freeway. Upgrades include full-height kitchen cabinets with GRANITE COUNTERS, newer furnace, hot water tank, AIR CONDITIONING, concrete front pad & double garage driveway. Recent updates: appliances, living room windows & shutters, 2nd-floor carpet, main bath & wood stove. Rare 2 garages--double detached plus single attached (currently storage, but convertible). A fantastic family home in a SOUGHT-AFTER neighbourhood! (id:6769)

Recreation room 7.3 m X 7.37 m

Laundry room 3.59 m X 2.55 m

Storage 2.15 m X 1.41 m

Cold room 3.59 m X 1.22 m

Living room 6.42 m X 3.75 m

Dining room 2.54 m X 3.79 m

Kitchen 2.7 m X 3.7 m

Bedroom 5 3.7 m X 3.37 m

Mud room 1.05 m X 2.04 m

Primary Bedroom 3.5 m X 2.82 m

Bedroom 2 2.76 m X 3.82 m

Bedroom 3 2.77 m X 2.74 m

Bedroom 4 2.13 m X 2.74 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)