



## Edmonton Alberta

\$450,000

First time ever on the market! This solid, well-maintained home is ideally situated facing a park and playground and within walking distance of many top-rated schools. Set on a beautifully landscaped 8,800 sq. ft. lot, it features a 21.3' x 23' double detached garage, greenhouse, and garden shed. The bright main floor offers a spacious L-shaped living and dining room, eat-in kitchen, three generous bedrooms, a 4-piece bath, and a private 2-piece ensuite in the primary bedroom. The fully finished basement, which remained dry through the heavy storms and rainfall of 2026, includes two bedroom-sized rooms, a huge rec room, a 3-piece bath, laundry, and cold storage. Recent updates include a new furnace and upgraded electrical panel. With great bones, an unbeatable location, and exceptional potential, this is a fantastic opportunity to renovate, personalize, and build equity in a sought-after neighbourhood. (id:6769)

Den 3.89 m X 3.39 m

Recreation room 8.07 m X 5.4 m

Office 3.49 m X 3.89 m

Living room 5.85 m X 3.54 m

Dining room 2.66 m X 2.54 m

Kitchen 4.62 m X 2.6 m

Primary Bedroom 3.59 m X 3.38 m

Bedroom 2 3.37 m X 2.4 m

Bedroom 3 3.94 m X 2.87 m

Listing Presented By:



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RE/MAX River City

<https://www.macintoshgroup.ca/>



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