



## Edmonton Alberta

\$392,000

This is the home you've been holding out for. This 1572 square foot, 1.5 storey is situated in Woodcroft on a corner lot and separated from 118th by a convenient service road. The main floor features a large renovated bathroom with a stylish tub and large upgraded corner shower. A cozy dining room compliments the large, wide open kitchen. The living room has large windows, providing lots of natural light to highlight the original hardwood flooring. Central vac makes cleaning easy. The upper floor has been recently redone, featuring new carpet and a fresh look that hasn't been occupied. The basement has a 1 piece bathroom that could be easily expanded into the utility room. The downstairs rec room is already finished with a lot of work done towards having a fully finished space. A single detached garage and beautiful patio/gazebo are lovely features of the magnificently kept yard. Ground has broken on the new sports complex and this neighborhood is on the rise. (id:6769)

Laundry room 2.15 m X 1.52 m

Recreation room 4.33 m X 6.15 m

Utility room 4.66 m X 3.33 m

Living room 3.99 m X 5.49 m

Dining room 3.07 m X 3.21 m

Kitchen 4.24 m X 2.9 m

Primary Bedroom 3.99 m X 3.48 m

Bedroom 2 4.51 m X 2.64 m

Bedroom 3 4.51 m X 4.68 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net