



## Edmonton Alberta

\$529,900

Welcome to this fabulous 4 bedrooms, 2 storey home situated on the quiet cul-de-sac in the heart of prestigious Blue Quill Estate, family friendly neighbourhood & TOP SCHOOLS! Main floor greets you with bright living room comes with newer vinyl plank floorings throughout. Kitchen with L-shape counter adjacent to family room features cozy fireplace, patio doors to deck, large landscaped & fenced yard, making it ideal for entertaining and outdoor activities. Convenient main floor rough-in laundry area, 1/2 bathroom, den room, perfect for focused or quiet work time. Upper floor staircase offers high ceiling with skylight brings in lots of natural lightings. FOUR sizable bedrooms, loft & a 4 piece bathroom. King-sized master bedroom boasts a 4 piece ensuite. Double attached garage. Carpet free home! Only minutes to park, playground, Whitemud ravine walking trails, Whitemud, Edmonton South Common, Derrick golf club, top rated schools & all amenities. Quick possession available. Great family home! (id:6769)

Laundry room Measurements not available

Utility room Measurements not available

Living room 4.37 m X 3.57 m

Dining room 3.93 m X 3.55 m

Kitchen 3.52 m X 3.25 m

Family room 4.65 m X 3 m

Laundry room 3.14 m X 1.34 m

Primary Bedroom 4.24 m X 4.14 m

Bedroom 2 4.76 m X 3.36 m

Bedroom 3 3.61 m X 3.35 m

Bedroom 4 3.6 m X 3.45 m

Loft 3.6 m X 1.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.wendylam.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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