



## Edmonton Alberta

\$240,000

BACKING ONTO A BEAUTIFUL PARK with PRIVATE FENCED BACKYARD, this well-maintained 4-level split in BALMORAL LANE offers over 1,186 sq. ft. of comfortable living space in a quiet, family-friendly setting. The main floor features a cozy living room with a TILE-SURROUND FIREPLACE AND OAK MANTEL, perfect for relaxing evenings. The bright kitchen offers ample cabinetry, a charming dining nook, and STAINLESS STEEL APPLIANCES (2024). Upstairs you'll find a SPACIOUS PRIMARY BEDROOM WITH HIS-AND-HER CLOSETS, A SECOND BEDROOM, and a 3-PIECE BATHROOM. The lower level includes TWO ADDITIONAL BEDROOMS and a convenient 3-PIECE BATHROOM, ideal for family or guests. The basement offers a comfortable family room, laundry area, and extra storage. Enjoy the FULLY FENCED BACKYARD WITH A LARGE DECK overlooking the PARK. The home features a NEWER FURNACE AND HWT, regularly serviced, with 100-AMP ELECTRICAL SERVICE. TWO PARKING STALLS are right outside, and schools, shopping, and amenities are all WITHIN A 5-MINUTE DRIVE. (id:6769)

Recreation room 3.76 m x Measurements not available

Laundry room 3.78 m x Measurements not available

Bedroom 3 3.79 m x Measurements not available

Bedroom 4 3.03 m x Measurements not available

Living room 3.82 m x Measurements not available

Dining room 2.62 m x Measurements not available

Kitchen 2.62 m x Measurements not available

Primary Bedroom 2.99 m x Measurements not available

Bedroom 2 3.07 m x Measurements not available

Listing Presented By:



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Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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