



## Edmonton Alberta

\$474,900

Charming and well cared for 2 Storey home with 3 + 1 bedrooms and 3 bathrooms. This property has many features as you walk through the door, the entrance has a cathedral ceiling and ceramic flooring leading to cozy livingroom with Brazilian hardwood flooring, gas fireplace - tile surround, the bright open kitchen has ample cupboard and counter top space, gas stove, newer built in dishwasher and fridge (2022) and convenient breakfast bar. Mainfloor laundry washer/dryer purchased in 2023 and 2 piece bathroom. Three generous size bedroom upstairs, master bedroom has with walk in closet and 4 piece ensuite renovated in 2020. The basement is fully finished with updated carpeting (2020), an additional bedroom and rec room. Enjoy the fully fenced private backyard with a beautiful 2 tiered aggregate patio. Roof, Furnace and Central Air-Conditioning replaced (2018), Hot Water Tank (2022) and Garage Opener (2023). Come see this beautiful home today! (id:6769)

Bedroom 4 5.73 m X 3.19 m

Recreation room 6.67 m X 5.78 m

Living room 4.93 m X 3.88 m

Dining room 3.11 m X 3.09 m

Kitchen 3.87 m X 3.18 m

Laundry room 2.41 m X 1.67 m

Primary Bedroom 5.55 m X 3.07 m

Bedroom 2 4.57 m X 3.51 m

Bedroom 3 3.8 m X 3.06 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Premier Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.