



Edmonton Alberta

\$614,000

Welcome to this BEAUTIFULLY UPDATED 2-STOREY HOME on a quiet CORNER LOT in family-friendly BLACKMUD CREEK, close to parks, trails, schools & amenities! Offering approx. 1,718 SQ FT ABOVE GRADE, this bright home blends MODERN UPGRADES with FUNCTIONAL LIVING. The main floor features living room, dining area, updated kitchen with pantry, QUARTZ COUNTERTOPS & NEW SINKS, laundry and 2PC BATH. VINYL FLOORING THROUGHOUT (2024) adds style and easy maintenance. Upstairs offers 3 GENEROUS BEDROOMS, including a primary with WALK-IN CLOSET & PRIVATE 4PC ENSUITE, another full bath and LARGE BONUS/FAMILY ROOM filled with natural light. The FULLY FINISHED BASEMENT offers a SECOND KITCHEN, bedroom, 3PC BATH, rec room & laundry area, with access from the ATTACHED GARAGE--ideal for extended family or guests. Major updates include a NEW ROOF (2026), HEAT PUMP/AC (2026) & INSULATED GARAGE (2024). Enjoy a LARGE PRIVATE BACKYARD with NO SIDE NEIGHBOUR, plus quick access to SOUTH COMMON, ANTHONY HENDAY & major commuter routes! (id:6769)

Bedroom 4 3.91 m X 3 m

Recreation room 6.81 m X 4.14 m

Second Kitchen 3.7 m X 1.99 m

Utility room 3.77 m X 2.01 m

Living room 4.15 m X 4.28 m

Dining room 2.65 m X 3.31 m

Kitchen 3.28 m X 3.31 m

Laundry room 2.69 m X 1.93 m

Family room 4.34 m X 5.42 m

Primary Bedroom 3.3 m X 5 m

Bedroom 2 4.15 m X 2.97 m

Bedroom 3 3 m X 3.14 m

Listing Presented By:



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