



## Edmonton Alberta

\$370,000

Tucked away across from peaceful GREEN SPACE in one of Athlone's quietest pockets sits this spacious 4 bed, 2 bath bi-level on a LARGE 50' x 100' lot with back-alley access & 3 rear parking stalls! Imagine summer evenings relaxing on the raised deck while the kids play across the green space, or hosting family & friends with room for everyone to spread out. Perfect for first-time buyers, growing families, or someone looking for long-term upside in a family-friendly location. The bright main floor features upgraded laminate flooring, beautiful feature wall, spacious dining area & updated kitchen complete with unique stone tile countertops, stainless steel appliances, pantry, moveable island & ample cabinetry. The FULLY FINISHED basement offers a large family room, rec room, full bath, 4th bedroom & MASSIVE storage/laundry area. Furnace (2019), HWT (2017), newer roof & CENTRAL A/C! Close to schools, Public Library, shopping, restaurants & quick Yellowhead access! Move-in ready with room to make it your own! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Recreation room Measurements not available

Storage Measurements not available

Laundry room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://christinekelly.exp Realty.com/index.php>



**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.