



## Edmonton Alberta

\$389,900

Offering over 2,000 sq. ft. of living space and located directly across from Braids Park, this home has everything a growing family needs. The large livingroom window allows lots of natural light and a great view of the toboggan hill and soccer field. 3 bedrooms and tastefully updated kitchen and bathroom are move-in ready for their new owner. The basement features a large family room, ideal for media and playroom. Another full bath and 4th bedroom make an ideal space for older children or guests. The second kitchen could be left as-is or converted into a 5th bedroom. A large lot (14mx37m) means a large backyard, with lots of room for kids, pets and gardening! A gate at the back allows for easy trailer parking. The single garage with large driveway provides ample parking and great storage for tools and toys. MORE UPDATES: brand new bedroom carpet, furnace (2018), shingles (2016). Ideally located just two blocks from Belvedere School, and great access to shopping, a true 10/10! (id:6769)

Family room Measurements not available

Bedroom 4 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:  
RE/MAX 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.