



## Edmonton Alberta

\$315,000

Welcome to this well-maintained 931 sq.ft. 4-level split tucked away on a quiet cul-de-sac in Canon Ridge! Perfect for first-time buyers, investors or those looking to downsize, this private, fully landscaped home offers a bright, spacious living room, large dining area, and functional kitchen with pantry. The side entrance leads to a generous backyard with plenty of room for kids, pets or entertaining, complete with a mature apple tree. The inviting family room is ideal for movie nights or relaxing with family, while the unfinished 4th level awaits your personal touch. Recent updates include a furnace (2024), tankless hot water system (2024), central A/C, and custom window coverings. Parking pad in front. Enjoy easy access to schools, shopping, transit, parks, playgrounds, Hermitage & Rundle Parks, scenic river valley trails, Anthony Henday Drive and Yellowhead Trail. Move in ready with room to grow! (id:6769)

Storage 5.44 m X 4.43 m

Laundry room 2.29 m X 2.76 m

Family room 5.46 m X 4.25 m

Living room 3.79 m X 4.64 m

Dining room 3.51 m X 4.46 m

Kitchen 2.88 m X 2.8 m

Primary Bedroom 3.26 m X 4.39 m

Bedroom 2 2.4 m X 4.38 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty



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