



## Edmonton Alberta

\$437,900

Spacious home, on a pie-shaped lot in a quiet, mature neighbourhood. Features a single attached garage and double detached garage with two driveways, accommodating up to 8 vehicles. The main floor includes an eat-in kitchen with stainless steel appliances, family room with French doors, 3 bedrooms, 3pc bath, and den with garage access. The fully finished lower level offers a recreation room with wet bar, kitchenette, bedroom, 3pc bath, laundry area, storage, and bonus room. Exterior includes new roof (Aug 2024), aluminum siding, stucco, metal fencing, covered deck & patio, and gas BBQ hookup. Landscaped yard with garden, fruit trees, and award-winning curb appeal. Close to schools, shopping, and transit. (id:6769)

Bedroom 4 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

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
ComFree



**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.