



## Edmonton Alberta

\$439,900

Located in the desirable, family friendly community of Glengarry. Opportunities galore, this immaculate (no carpet) home is awaiting new owners. Solid & well maintained. Main floor: huge Living room; Kitchen: abundance of refinished cabinets; Dining has pantry cupboard; Spacious walk-in storage/coat closet; Primary & Bedroom 2 have big closets (mirrored doors); 4- piece bath. Stairs to back entrance (boot cubby)/staircase to Lower level. Spacious Family room (wet-bar/possible kitchenette); 3rd Bedroom; 3-piece Bath; Laundry/Utility with cold room. Big windows throughout. Updates over the years: vinyl windows, shingles, furnace, flooring, bathrooms (toilets 2024). Large fenced & landscaped yard & garden. Two Garages: double & single with easy access to both from alley. Refresh this home & invest in its future. Mere steps to Shopping, Northgate Transit Centre, Schools, OLeary Fitness & Leisure Centre. Great access to Downtown via 82 & 97 ST corridors. Make it home. Interior pictures Virtually Staged. (id:6769)

Bedroom 3 3.59 m X 3.47 m

Recreation room 3.54 m X 6.67 m

Cold room 1.5 m X 0.9 m

Utility room 3.66 m X 5.83 m

Living room 4.19 m X 5.29 m

Dining room 2.72 m X 1.88 m

Kitchen 3.35 m X 2.86 m

Primary Bedroom 3.35 m X 3.63 m

Bedroom 2 3.14 m X 3.65 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net