



## Edmonton Alberta

\$949,900

This original-owner bungalow is immaculately maintained & nestled in the prestigious, family-friendly community of Parkview on a massive, park like lot. Inside, you'll find a bright, spacious layout with two charming brick wood-burning fireplaces. The kitchen offers stainless steel appliances, a breakfast nook and custom floor-to-ceiling storage. Just a few steps down, relax year-round in the sunroom with a built-in swim spa. The main floor features a 4-pc bathroom and three generous bedrooms, including a primary suite with 3-piece ensuite and walk-in closet. The partially finished basement offers additional living space and future potential. Enjoy the beautifully landscaped, low-maintenance yard and an expansive paved driveway leading to the newer oversized, double garage—ideal for vehicles and storage. The home offers A/C (2024) and 100 AMP service. Steps from the River Valley, near top schools, amenities, the Edmonton Valley Zoo, and Sir Wilfrid Laurier Park—this is a gem in a prime location! (id:6769)

Living room 8.3 m X 5.02 m

Dining room 3.18 m X 3.65 m

Kitchen 6.31 m X 3.53 m

Primary Bedroom 3.7 m X 4.12 m

Bedroom 2 3.52 m X 3.1 m

Bedroom 3 3.02 m X 4.16 m

Sunroom 4.53 m X 6.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.erinwillman.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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