



## Edmonton Alberta

\$409,900

\*\*\* ATTENTION First-Time Buyers: STOP Looking at Townhouses! \*\*\* Dear Buyer, if \$409,900 can get you a DETACHED bungalow with a double garage, fenced yard & NO CONDO FEES...why share walls? Welcome to YORK! Upstairs: 3 Bdrms + 4pc bath, modern neutral colours and a classic kitchen with ample counter space + patio doors straight to the BBQ deck. DOWN: 4th Bdrm, 3pc bath, family room AND home theatre/gaming den with cozy wood-burning fireplace. THE EXPENSIVE STUFF? DONE. Almost every window upgraded to TRIPLE-PANE in 2025. Newer furnace + HWT. CENTRAL A/C. Outside, the corner lot means only ONE neighbour, while the fully fenced yard keeps kids & pets safe. Double detached garage + EXTRA PARKING for vehicles/toys/workshop space. Walk to schools, parks & ETS. Quick access to Yellowhead/Henday. Four bedrooms. Two baths. Your OWN yard. Your OWN garage. NO CONDO FEES. Maybe it's time to stop shopping for half a house. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Laundry room 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:



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



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