



Edmonton Alberta

\$445,000

Move-up ready & backing onto nature! This well-maintained 3 bed, 2.5 bath home offers a practical open floorplan ideal for growing families. Spacious kitchen with corner pantry, eating bar & dining area with yard access. Convenient main floor laundry plus 2 pc bath off garage entry create the perfect family mudroom setup. Relax under the gazebo (included) & enjoy sunset views, birdsong & peaceful wetlands. Back gate opens on to walking trails leading to the Rampart Constructed Wetland & Bird Sanctuary. Fall asleep to the sounds of nature right outside your door! Located just 5 minutes to Elizabeth Finch K-9 School, playgrounds, sports fields & Carlton Lake. Rare opportunity to enjoy family living with greenspace, trails & recreation steps away. Upgrades include: A/C, Shingles, Hot Water Tank, BBQ gas link, Composite Deck, Fenced yard. This is a perfect move-up property combining comfort, convenience & lifestyle! (id:6769)

Living room 4.01 m X 4.17 m

Dining room 3.61 m X 3.63 m

Kitchen 3.57 m X 2.99 m

Laundry room 1.84 m X 1.81 m

Primary Bedroom 4.23 m X 4.2 m

Bedroom 2 4.34 m X 3.37 m

Bedroom 3 3.23 m X 3.48 m

Listing Presented By:



Originally Listed by:
Exp Realty

<http://www.tobiconnors.ca/>



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.