



## Edmonton Alberta

\$475,000

Beautifully updated family home in desirable Meadowlark Park, just 100 metres from the LRT station! Situated on a quiet street, this move-in ready property features new luxury vinyl plank flooring throughout the main floor and fully finished basement, fresh modern paint, updated kitchen countertops, new shingles (2022), and a new hot water tank (2025). The bright and functional layout offers spacious living areas filled with natural light, while the fully developed basement provides valuable additional living space. A separate side entrance offers excellent flexibility and future suite or tenant potential. Outside, enjoy the generous yard and oversized heated double detached garage with plenty of room for vehicles, storage, and workshop space. Conveniently located close to schools, shopping, parks, Misericordia Hospital, and West Edmonton Mall, this home offers outstanding value for families, first-time buyers, and investors alike. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty



**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.