



Edmonton Alberta

\$435,000

4 BEDROOMS + 2 BATHS + SECOND KITCHEN + DBL GARAGE! Tucked away on a quiet street, moments from Whitemud, 170th & Henday, this bright bi-level offers incredible value & a fantastic location. Backing onto a park & hill—perfect for sledding & summer hangs! Blocks from Elmwood Spray Park, H.E. Beriault & Hillcrest School, plus the River Valley trails. Well-maintained & updated, inc newer vinyl windows, shingles ('21), HWT ('17) & more. Main kitchen is updated w plenty of counter space & built-ins. Lower level has lots of natural light w a separate entrance, second kitchen, separate laundry, wood-burning fireplace, large windows & an oversized 4th bedroom. Double garage & RV parking at the rear. Home & lot give plenty of options for families or investors, in an area seeing increasing infill activity—enjoy a fantastic established neighbourhood today while keeping an eye on tomorrow's possibilities. Great location, flexibility & a lot of potential! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Laundry room Measurements not available

Utility room Measurements not available

Storage Measurements not available

Second Kitchen Measurements not available

Living room 3.47 m x Measurements not available

Dining room 2.03 m x Measurements not available

Kitchen 4.13 m x Measurements not available

Primary Bedroom 3.48 m x Measurements not available

Bedroom 2 3.49 m x Measurements not available

Bedroom 3 3.06 m X 23.07 m

Listing Presented By:



Originally Listed by:
Lux Real Estate Inc

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



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.