



Edmonton Alberta

\$584,500

Beautifully maintained 4-bedroom, 3 full bath family home on a huge pie-shaped lot in desirable Britnell! This unique bi-level features 2 separate staircases, creating a functional layout with great flow and privacy. The bright main floor offers large windows, spacious living areas, and an open-concept kitchen with large island, corner pantry, and ample cabinetry. The separate dining room is currently used as a home office and could easily become a 5th bedroom. One bedroom and a full bath complete the main level. The private upper level is dedicated to the spacious primary retreat with full ensuite and a jetted soaker tub. The fully finished basement includes 2 additional bedrooms, a full bath, large family room with cozy gas fireplace, and plenty of space for a growing family. Enjoy the massive backyard with underground sprinklers and a multi-level deck, plus upgrades including GEMSTONE outdoor lighting, tankless hot water and A/C. New roof in 25 & furnace in 24. Close to schools, shopping, and amenities! (id:6769)

Family room Measurements not available x 8.8 m	Kitchen Measurements not available x 3.9 m
Bedroom 3 Measurements not available x 3 m	Den Measurements not available x 3.2 m
Bedroom 4 Measurements not available x 3.2 m	Bedroom 2 Measurements not available x 2.9 m
Living room Measurements not available x 4.1 m	Primary Bedroom Measurements not available x 3.4 m
Dining room Measurements not available x 2.8 m	

Listing Presented By:



Originally Listed by:
MaxWell Devonshire 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.