



## Edmonton Alberta

\$599,900

Welcome to this exceptional 3-storey home in the sought-after community of Glenridding Heights, perfectly situated on a MASIVE 633 SQM PIE LOT- a rare find and truly a 10/10 lot. This bright and modern home offers 3 bedrooms and 2.5 bathrooms, with an abundance of natural light flowing throughout thanks to its thoughtful design and northwest-backing exposure. The unique third-floor living space adds valuable extra square footage, making it ideal for a bonus room, home office, media lounge, or play area. The open-concept main floor is perfect for everyday living and entertaining, while the spacious yard provides endless possibilities for outdoor enjoyment. Conveniently located close to schools, shopping, parks, and major commuter routes, this home combines space, functionality, and an unbeatable location. A rare opportunity to own a standout property on one of Glenridding Heights' best lots--this is one you don't want to miss (id:6769)

Living room 3.69 x 3.53

Dining room 4.58 x 3.25

Kitchen 3.31 x 3.97

Bedroom 2 2.83 x 3.72

Bedroom 3 2.81 x 3.58

Family room 3.86 x 3.15

Primary Bedroom 3.90 x 4.62

Bonus Room 2.98 x 4.62

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

**Ahmad Sai**  
RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net