



## Edmonton Alberta

\$539,500

Welcome to Marquis - where nature meets modern living! This sunlit tree backing home offers over 2,000 sqft of thoughtfully designed living space. With a side entrance offering the potential for a future basement suite, this home provides flexibility for growing families or added income potential. The kitchen features quartz countertops, ample cabinetry, and an open-concept layout that's perfect for entertaining or family gatherings. As you ascend the open staircase to the second floor, you'll find a spacious central bonus room, two generously sized bedrooms, a conveniently located laundry room, and the primary suite. The primary bedroom offers plenty of space and a luxurious five-piece ensuite designed for your comfort and relaxation. Nestled in the community of Marquis, you'll enjoy scenic walking trails, a community playground, and the serenity of nature—making this the ideal place to call home. (id:6769)

Living room 3.9 m X 4.4 m

Dining room 2.9 m X 4 m

Kitchen 4 m X 3.5 m

Primary Bedroom 3.6 m X 4.9 m

Bedroom 2 3.1 m X 3.7 m

Bedroom 3 3.8 m X 3.2 m

Bonus Room 5.1 m X 3.5 m

Laundry room 1.8 m X 1.8 m

Listing Presented By:



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MaxWell Challenge Realty

<https://www.rivervalleyrealty.ca/>



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