



## Edmonton Alberta

\$469,900

Welcome to this beautiful 2-storey single-family home offering a blend of style and functionality! The main floor features hardwood flooring throughout the open-concept living room, dining nook, and modern kitchen. The spacious kitchen includes a large island with extended quartz countertops—perfect for meal prep and entertaining. A convenient 2-piece bath, rear mudroom with storage, and access to the rear deck and garage cement pad complete the main level. Upstairs, you'll find carpet flooring, a bright primary bedroom with a walk-in closet and a 5-piece ensuite with lino flooring. Two additional bedrooms, a 4-piece main bath, and a laundry room (both with lino flooring) complete the upper level. The basement awaits your personal touch, offering 9-foot ceilings and plenty of space for future development. This home offers comfort, practicality, and potential in every corner! (id:6769)

Living room 4.39 m X 4.26 m

Dining room 4.39 m X 2.29 m

Kitchen 4.12 m X 4.83 m

Primary Bedroom 4.17 m X 3.61 m

Bedroom 2 2.8 m X 3.49 m

Bedroom 3 2.87 m X 3.22 m

Laundry room 2.67 m X 1.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.