



## Edmonton Alberta

\$818,000

WOW! FANTASTIC LOCATION with PANARAMIC view, overlooking BLACKMUD RAVINE and PARK RESERVE. This WELL-KEPT 2 storey home located in a quiet CUL-DE-SAC in the neighbourhood of SKYRATTLER. Main floor features open FOYER and VAUTLED ceilings in the LIVING room. OAK kitchen with QUARTZ counter top, looking over the NOOK and FAMILY room. Upper floor offering a LOFT, nice sized master room with 3 piece en-suite. Two more good sized bedroom and a 4 piece full bath also located on the upper floor as well. Basement partly finished with 4th bedroom, Rec room and huge STORAGE. Many upgrades from past: NEWER SHINGLES & DOUBLE & TRIPLE pane PVC windows. Oak hardwood floor and tiles throughout the main and upper floor. Walking distance to RAVINE, PARKS, WALKING TRAIL, PUBLIC TRANSIT. Close to HIGH RANKING schools, SHOPPING, YMCA and all amenities. Easy access to SOUTH COMMON, AIRPORT, ANTHONY HENDAY & WHITEMUD freeway. You don't have to go to YELLOWKNIFE to watch the NORTHERN LIGHT, You can see it inside the house!! (id:6769)

Bedroom 4 2.61 m X 3.75 m  
Living room 3.84 m X 4.89 m  
Dining room 2.83 m X 3.55 m  
Kitchen 2.95 m X 3.09 m  
Family room 4.77 m X 3.14 m

Breakfast 3.84 m X 4.89 m  
Primary Bedroom 2.73 m X 4.72 m  
Bedroom 2 4.04 m X 2.79 m  
Bedroom 3 2.83 m X 2.78 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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