



## Edmonton Alberta

\$639,900

This stunning home in family-friendly CAVANAGH has it all! BACKS ONTO WALKING TRAILS, SEPERATE ENTRANCE TO BASEMENT & Boasting a total of 4 BEDROOMS & 3 FULL BATHS, it features a MAIN FLOOR BEDROOM + BATH--perfect for guests or extended family. Enjoy 9-FT CEILINGS, AIR CONDITIONING, AND ABUNDANT NATURAL LIGHT throughout. The modern kitchen impresses with SS APPLIANCES, EXOTIC QUARTZ COUNTERS, SLEEK CABINETS, A LARGE ISLAND, AND A WALK-THROUGH PANTRY. Upstairs, you'll find 3 SPACIOUS BEDROOMS, A BONUS ROOM, LAUNDRY, AND A LUXURIOUS PRIMARY SUITE with a WALK-IN CLOSET, HIS & HERS SINKS, AND A WALK-IN SHOWER. Step outside to a FULLY LANDSCAPED, FENCED YARD BACKING ONTO A SCENIC WALKING TRAIL. Located just minutes from BLACKMUD CREEK, DR. ANNE ANDERSON HIGH SCHOOL, SOUTH EDMONTON COMMON, SUPERSTORE, SAVE-ON-FOODS, AND MORE, with quick access to HENDAY, HIGHWAY 2, AND CENTURY PARK LRT. The SEPERATE ENTRANCE BASEMENT is ready for a FUTURE 2-BEDROOM IN-LAW SUITE. --this home is a MUST-SEE! (id:6769)

Living room 3.74m x 4.57m  
Dining room 2.91m x 2.97m  
Kitchen 5.14m x 2.90m  
Family room 3.74m x 4.57m  
Bedroom 2 2.77m x 3.03m  
Pantry 1.75m x 2.38m

Mud room 2.31m x 3.01m  
Primary Bedroom 3.37m x 5.60m  
Bedroom 3 3.20m x 4.24m  
Bedroom 4 3.20m x 4.03m  
Bonus Room 3.28 m x Measurements not available  
Laundry room 2.03m x 1.98m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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