



## Edmonton Alberta

\$466,900

Pride of ownership shines in this spacious 4-level split in desirable La Perle! Offering 4 bedrooms, 2.5 bathrooms, vaulted ceilings, and multiple living areas, this home is perfect for growing families. The bright main floor features a bay-window living room, large dining space, and an eat-in kitchen with plenty of room to gather. Upstairs you'll find 3 bedrooms, including a primary suite with its own 3-piece ensuite. The third level is warm and inviting with a large family room and a W/B Fireplace (never used), plus a 4th bedroom and convenient 2-piece bath/laundry. The basement adds even more flexibility with a partially finished space ideal for a rec room, playroom, gym, bedroom, or storage. With new shingles (2025), fresh paint, ceramic tile in kitchen and baths, a Double Attc garage RV parking, and a large yard with mature fruit trees, this home checks all the boxes. Best of all, it faces a school and park for an unbeatable family-friendly location. Close to all amenities and so much more! (id:6769)

Recreation room 6.03 m X 4.38 m

Utility room 4.45 m X 2.29 m

Storage 4.45 m X 2.22 m

Family room 5.56 m X 5 m

Bedroom 4 3.84 m X 3.25 m

Living room 4.21 m X 3.37 m

Dining room 4.55 m X 3.18 m

Kitchen 4.7 m X 4.43 m

Primary Bedroom 4.63 m X 3.56 m

Bedroom 2 3.64 m X 2.5 m

Bedroom 3 3.6 m X 2.57 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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