



## Edmonton Alberta

\$214,885

Fantastic location in the family-friendly community of Ormsby! The main floor offers a bright, open-concept living and dining area with newer vinyl plank flooring, plus an updated kitchen and bathrooms. Upstairs you'll find three spacious bedrooms and a full 4-piece bath. Enjoy the privacy of a fenced backyard and the convenience of a single carport right out front. Just minutes to Ormsby School (K-6), bus route 916 with direct access to Lewis Farms and West Edmonton Mall, scenic walking trails, and shopping at The Marketplace at Callingwood. A wonderful opportunity to own in a well-connected west Edmonton neighbourhood—welcome home! (id:6769)

Living room 5.92 m X 3.43 m

Dining room 1.1 m X 3.66 m

Kitchen 2.02 m X 3.66 m

Primary Bedroom 3.18 m X 3.4 m

Bedroom 2 2.62 m X 3.23 m

Bedroom 3 3.18 m X 2.88 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://getrealestateinfo.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.