



## Edmonton Alberta

\$899,900

RARE OPPORTUNITY! Estate-style property on 0.96 acres in Kinokamau Plains Area within Edmonton city limits. Built in 1996, this 4-bedroom, 3-bath home offers approximately 2,880 sq ft of finished living space with a massive 1490 sq ft deck & a partially finished 30 x 49'11 covered patio addition with a separate entrance and endless possibilities. The oversized parcel is ideal for buyers seeking room for a workshop, equipment storage, or future expansion, while still enjoying privacy, flexibility and convenient access to Yellowhead Trail, Anthony Henday and city amenities. Located only 10 mins to West Edmonton Mall, 7 mins to Costco Business Centre, 14 mins to NAIT & 20 mins to UofA or Rogers Place. DON'T MISS THIS OPPORTUNITY! (id:6769)

Family room 20.2 m X 19.3 m

Hobby room 30 m X 49.11 m

Living room 14.11 m X 15.6 m

Dining room 11.4 m X 8.1 m

Kitchen 11.4 m X 13.1 m

Primary Bedroom 15.3 m X 18.1 m

Bedroom 2 13.9 m X 11.2 m

Bedroom 3 13.1 m X 9.1 m

Bedroom 4 8.8 m X 9.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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