



## Edmonton Alberta

\$450,000

Welcome to this impeccably maintained, freshly painted, sparkling Champagne home, offered for the first time by its original owner! Nestled on a quiet street in the sought-after community of Lymburn, this residence radiates care and quality! The thoughtful split-level design offers 1227 sq ft (when including finished lower level). Upstairs, you'll find two spacious bedrooms and a full bath, while the lower level features a third bedroom and a convenient bath with shower--perfect for guests or a home office. The heart of the home is the sunken family room, anchored by a cozy gas fireplace (2021) - perfect for a movie, book or the big game. The yard backs onto a shared multi-use pathway (no rear neighbors) and features a deck and hot tub pad. With central A/C and central vac, vinyl fenced yard, granite counter-tops newer furnace/HWT and appliances, as well as hardwood flooring, capped windows, alarm system and an underground sprinkler system - this home has numerous upgrades and an attached double garage! (id:6769)

Family room 4.14 m X 4.1 m

Bedroom 3 3.15 m X 3.39 m

Living room 4.99 m X 4.12 m

Dining room 2.23 m X 1.48 m

Kitchen 4.78 m X 3.66 m

Primary Bedroom 3.71 m X 3.58 m

Bedroom 2 2.68 m X 3.56 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://trevorvansomeran.c21.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.