



## Edmonton Alberta

\$534,900

Welcome to this beautifully designed 1,730 sq. ft. 2-storey in Glenridding Ravine, built in 2022 and complete with a double detached garage. This modern home features 3 bedrooms, 2.5 baths, and stylish finishes throughout. The main floor includes a versatile den that can be used as a bedroom or office, along with a convenient back entry complete with bench and hooks for added functionality. Upstairs, you'll find a bonus room -- perfect for a family room, playroom, or media space, -- plus the convenience of second-level laundry. Designed with a separate side entrance, second furnace, and rough-in for a secondary suite, this home is set up for income potential, making it an excellent choice for first-time buyers or savvy investors. Ideally located near shopping, schools, parks, and the bus system, this property truly combines comfort, opportunity, and lifestyle. (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available  
Family room Measurements not available

Den Measurements not available  
Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Quantum Realty

<http://www.tonyleiva.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)