



Edmonton Alberta

\$475,000

Tucked into Graydon Hill near walking trails, dog park, and golf and shopping, this nearly 1,600 sq ft home delivers style, function, and future potential. The bright open-concept main floor features large windows, brand new luxury vinyl plank flooring, fresh paint, designer lighting, and an oversized quartz island with seating for six or more—perfect for gatherings and entertaining. Upstairs offers 3 spacious bedrooms including a primary with 4 pc ensuite and convenient upper laundry and a main 4 piece bathroom. A separate side entrance opens the door for future basement development or rental income potential, with an extra dishwasher, microwave, and oven already included. Hot water on demand, subtle custom window coverings, gas lines to both the covered front porch and back patio, plus a poured concrete sidewalk from front to back add to the thoughtful upgrades. This is not your average home—it was designed to stand apart. (id:6769)

Living room 4.08 m X 4.22 m

Dining room 4.1 m X 2.74 m

Kitchen 2.75 m X 4.14 m

Primary Bedroom 4.13 m X 3.72 m

Bedroom 2 2.87 m X 3.56 m

Bedroom 3 2.78 m X 3.4 m

Laundry room 0.96 m X 1.75 m

Listing Presented By:



Originally Listed by:
Logic Realty

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



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.