



## Edmonton Alberta

\$419,900

Welcome to this spacious & inviting 3+1 bedroom home in the friendly Canon Ridge neighbourhood. Step inside to the front foyer, then discover a generously sized living room & dining area, perfect for both family gatherings & entertaining guests. The kitchen features ample cupboards & counter space and access to the beautiful backyard which is your own private oasis! The generous primary bedroom features large closets and direct access to the main 4-piece bathroom. Two secondary bedrooms and laundry room complete the main floor. The finished basement is highlighted by an L-shaped flex space, den, 4th bedroom, 4-piece bathroom, and utility/storage room. Large windows give you plenty of natural light to enjoy throughout the home. Plus there's the heated double attached garage! Updates include: windows, furnace, HWT, and primer paint. This home is close to everything you need - schools, parks, Soccer Centre, shopping, restaurants, public transportation, and quick access to Anthony Henday & Yellowhead Trail. (id:6769)

Den 3.25 m X 3.35 m

Bedroom 4 3.58 m X 3.27 m

Utility room 3.44 m X 7.16 m

Living room 4.91 m X 4.22 m

Dining room 3.29 m X 3.12 m

Kitchen 3.29 m X 4.06 m

Primary Bedroom 4.51 m X 4.06 m

Bedroom 2 3.46 m X 3.28 m

Bedroom 3 3.45 m X 3.09 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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



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