



## Edmonton Alberta

\$199,500

Welcome to Skyrattler, where comfort meets convenience in this well maintained, ground level carriage style bungalow. Step into a welcoming entry finished with ceramic tile and durable laminate flooring, then enjoy a bright open concept layout. A large living room flows into the dining area and connects seamlessly to the kitchen, complete with a spacious pantry for everyday cooking or easy entertaining. Big windows bring in natural light, giving the home an airy feel. This smart floorplan features two generous bedrooms, a versatile den that can be easily converted into a third bedroom, guest space, or home office. The sizeable primary bedroom features a walk-in closet, and the second bedroom is conveniently located near the four-piece main bath, which has a tiled shower surround. A laundry closet adds practicality. Relax on the covered patio and appreciate being close to visitor parking. Near shopping, parks, schools, and public transit, this home is ready for you to move in and enjoy. (id:6769)

Living room 3.74 m X 3.93 m

Dining room 2.89 m X 2.69 m

Kitchen 2.67 m X 3.18 m

Den 2.94 m X 3.02 m

Primary Bedroom 3.15 m X 4.54 m

Bedroom 2 2.92 m X 3.02 m

Pantry 1.47 m X 1.62 m

Other 1.01 m X 3.08 m

Laundry room 0.84 m X 1.5 m

Other 1.67 m X 1.75 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

<http://www.craigfinnman.ca/>

**Ahmad Sai**   
**RE/MAX RIVER CITY**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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