



## Edmonton Alberta

**\$949,000**

Rare opportunity to own a 3.25-acre acreage within Edmonton city limits, backing directly onto a ravine and offering the perfect blend of urban convenience and private, country-style living just minutes from grocery stores, Costco, coffee shops, and Anthony Henday. This spacious bungalow features three bedrooms on the main level, a bright south-facing living room with a wood-burning fireplace, a well-sized kitchen with eating area and access to the north-facing patio, a full 4-piece bathroom, and a 2-piece ensuite. The fully developed lower level offers a large family room with a gas fireplace, an additional bedroom, 2-piece bathroom, oversized laundry room, and ample storage. Enjoy outdoor living with a south-facing front deck and a private rear deck overlooking a beautifully landscaped, park-like yard with direct ravine access. Completing the property is a large 24' x 34' garage with parking for up to three vehicles, offering exceptional space, privacy, and versatility in a truly unique city setting (id:6769)

**Bedroom 4** Measurements not available

**Recreation room** Measurements not available

**Laundry room** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

Listing Presented By:



Originally Listed by:  
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