



## Edmonton Alberta

\$499,900

Welcome to this well-maintained home in the heart of Wild Rose, Millwoods! Offering over 2,300 sq. ft. of total living space, this property features 4 bedrooms—3 upstairs and 1 in the partially finished basement. The main floor boasts an open-concept layout with a bright living room, dining area, kitchen, and convenient main floor laundry. Upstairs includes 3 spacious bedrooms and 2 full baths, including a primary suite with walk-in closet and 4-piece ensuite. The basement offers a large rec room, bedroom, and a rough-in for a future bathroom—ready for your finishing touch. Situated on a large pie-shaped lot, the backyard includes a charming gazebo, perfect for relaxing or entertaining. Recent upgrades include a new roof, furnace, and central A/C (2022), offering peace of mind for years to come. Located close to schools, parks, shopping, and transit. This is a fantastic opportunity to own in a family-friendly community! (id:6769)

Bedroom 4 3.36 m X 3.43 m

Recreation room 6.7 m X 4.33 m

Living room 4 m X 4.46 m

Dining room 3.06 m X 3.53 m

Kitchen 4.76 m X 4.46 m

Primary Bedroom 4.19 m X 4.5 m

Bedroom 2 2.7 m X 3.18 m

Bedroom 3 3.25 m X 3.18 m

Listing Presented By:



Originally Listed by:  
RE/MAX Edge Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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