



## Edmonton Alberta

\$624,777

RARE 5-Bedroom Find--4 Upstairs + Main Floor Bedroom! 22509 Welcomes you with over 2,300 sq ft. of beautifully maintained space. This home's been lovingly cared for by original owners & is the ideal layout w/ 4 bedrooms up, a main floor bedroom & 3 baths. Features include QUARTZ counters & island, 9' ceilings, an electric fireplace & OPEN-TO-ABOVE living room for great light. The kitchen shines with S/S appliances, INDUCTION cooktop, WALK-THROUGH pantry to back entry BUILT-INS leading to the extended double garage ready for heat. Upstairs laundry adds convenience. New furnace (2024) & A/C (2023) for year-round comfort. Unfinished basement w/ rough-ins & side entrance--perfect for a future suite. Your yard has a dog run, deck w/ gas BBQ hookup & fenced yard w/ shed. Located in desirable Secord--near K-9 school, shopping centre & West Ed Mall. Great commuter location near Hwy 16A, Henday & Winterburn Rd. With Quick possession available & transferable Progressive Home Warranty, this home is truly move-in ready! (id:6769)

Living room 4.11 m X 3.92 m

Dining room 3.09 m X 3.7 m

Kitchen 3.61 m X 3.42 m

Bedroom 5 2.87 m X 3.02 m

Primary Bedroom 3.93 m X 4.32 m

Bedroom 2 3.03 m X 3.13 m

Bedroom 3 3.7 m X 2.98 m

Bedroom 4 3.05 m X 3.02 m

Bonus Room 3.29 m X 3.35 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://jesselynskriver.remax-preferredchoice.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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