



## Edmonton Alberta

\$469,900

Welcome to this beautiful 2 storey home in Canon Ridge. Featuring 3 bedrooms, 2.5 baths, a FULLY FINISHED basement and so much more. The main level offers an open design which overlooks the MASSIVE back yard. You're going to love the kitchen with NEWER STAINLESS STEEL appliances & mocha cabinets. The adjoining living room is cozy with a stone facing gas f/p, which overlooks the east facing yard. The basement is FULLY FINISHED & offers a great space for the kids as well as storage options. Other features and upgrades include, NEW SHINGLES (2025) NEW FURNACE (2022) NEW AC (2022) NEW WASHER/DRYER (2022). This wonderful family home is only a short walk to Hermitage Park and offers all of the conveniences, including schools, shopping, bus stop, and quick access to the Yellowhead & the Henday. Welcome home! (id:6769)

Family room 6.66 m X 4.15 m

Living room 4.2 m X 4.27 m

Dining room 2.8 m X 3.92 m

Kitchen 3.39 m X 3.4 m

Primary Bedroom 4.16 m X 4.32 m

Bedroom 2 2.71 m X 3.49 m

Bedroom 3 3 m X 3.17 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



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