



Edmonton Alberta

\$164,900

Stop renting and start owing! Find incredible value in the convenient community of Fraser. This well laid out carriage home features 2 beds + a versatile den (or 3rd bedroom!) and 1 spacious 4-piece bathroom. Enjoy your morning coffee and keep cool in the summer heat on the East facing patio in your fenced yard. The kitchen is spacious with a deep pantry and ample storage. Stunning hardwood flooring through the living and dining room, plus a cozy gas insert fireplace for low-maintenance winter warmth. The primary bedroom is large enough to fit a king sized bed, features a generously sized walk-in closet, with direct access to the bathroom. Need storage? Enjoy keeping everything you need in the outside storage room just outside of your door. The complex has had major exterior updates including new Hardie Board siding, new stairs and railings, and newer roofs, providing great curb appeal and peace of mind. Walk to the K-6 school and playground, and transit steps away with quick access to the Henday and LRT (id:6769)

Living room 3.65 m X 4.89 m

Dining room 2.75 m X 2.83 m

Kitchen 2.68 m X 3.27 m

Den 2.95 m X 3.79 m

Primary Bedroom 4.57 m X 3.12 m

Bedroom 2 3.04 m X 2.89 m

Storage 1.22 m X 2.77 m

Utility room 1.51 m X 2.34 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<https://www.quinnylehomes.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
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.