



## Edmonton Alberta

\$444,999

Welcome to this beautifully maintained one-owner home featuring 3 bedrooms, 2.5 bathrooms, and 9' ceilings on the main floor. The bright, open-concept layout offers a stunning kitchen with a large gourmet granite island, gas stove, ample cabinetry, and a convenient pocket office. Durable laminate and tile flooring add style and functionality throughout the main level. Upstairs you'll find a spacious primary bedroom with a private ensuite, two additional bedrooms, and walk-in laundry. Enjoy year-round comfort with central A/C, a high-efficiency furnace, and triple-pane windows. The painted basement floor provides a clean space for storage or future development. Outside features a detached double insulated and heated garage. Ideally located close to shopping, restaurants, public transit, and schools. The future St. Sophia Catholic K-9 School, anticipated to open in Fall 2028, is approximately 400 metres away. A fantastic opportunity to own a move-in-ready home in a growing family-friendly community! (id:6769)

Living room 142 sqft

Dining room 104 sqft

Kitchen 202 sqft

Den 31 sqft

Primary Bedroom 171 sqft

Bedroom 2 96 sqft

Bedroom 3 96 sqft

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://shelton-joseph.c21.ca/>



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