



# Edmonton Alberta

\$578,800

This 2-storey has everything on your checklist including a fabulous Ambleside location just steps to Dr. Margaret-Ann Armour School! Open concept plan w/ lots of natural light, ideal for those who love to entertain. Main floor flex rm can be used as a den or formal dining rm. Living rm located right off of kitchen & bright dining nook. Enjoy spacious kitchen w/ cabinets galore, stainless steel appliances & a W/I pantry leading to mudrm. Upper level has 3 spacious bdrms & bonus rm (all baths have granite counters & tile flooring). Sunny primary rm boasts a sitting area, walk-in closet plus double closets. Ensuite equipped w/ dual sinks, oversized soaker tub & separate shower. Extended deck for outdoor entertaining plus big yard! NEW BASEMENT development adds addtl living room, 2 more bdrms & bathrm roughed-in! Upgrades include newer carpet, AC, granite throughout, central vac, hardwood, water softener & more! Close to parks/pond, transit, shopping/Windermere Currents & easy access to the Henday (id:6769)

Bedroom 4 Measurements not available  
Bedroom 5 Measurements not available  
Living room 3.36 m X 4.09 m  
Kitchen 3.71 m X 3.1 m  
Den 3.01 m X 2.83 m  
Breakfast 2.69 m X 2.8 m

Laundry room 2.37 m X 2.09 m  
Primary Bedroom 5.83 m X 3.3 m  
Bedroom 2 2.79 m X 3.69 m  
Bedroom 3 3.24 m X 3.29 m  
Bonus Room 3.16 m X 3.58 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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