

Edmonton Alberta

\$568,800

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 \times 2.09 m Primary Bedroom 5.83 m \times 3.3 m Bedroom 2 2.79 m \times 3.69 m Bedroom 3 3.24 m \times 3.29 m Bonus Room 3.16 m \times 3.58 m Listing Presented By:



Originally Listed by: RE/MAX Elite https://alangee.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.