



## Edmonton Alberta

\$799,900

In the well established community of Westridge, backing on to the ravine, with a beautiful back yard is where you will discover this lovely 3 bedroom home anxiously waiting for its new family. The main floor with formal dining area, separate family room complete with wood burning fireplace and access to the back yard where mountains of memories will be made with gatherings of friends and family. Very spacious living room with bay window and large windows in the formal dining area for a plethora of natural sunlight flowing through. Privately located den, powder room and main floor laundry with access to the double attached garage complete the main floor. The upstairs houses the primary with 3 piece ensuite, walk-in closet and 2 additional nicely sized bedrooms with 4 piece bath. The basement consists of an enormous rec room, 2 piece bathroom and sauna. Tons of storage space and 2 furnaces. Minutes from the Whitemud makes commuting a breeze. Come see for yourself, you will not be disappointed! (id:6769)

Bonus Room 7.77 m X 4.02 m

Recreation room 5.12 m X 3.37 m

Storage 6.17 m X 8.7 m

Living room 5.93 m X 4.79 m

Dining room 3.03 m X 3.63 m

Kitchen 2.93 m X 3.63 m

Family room 6.43 m X 3.65 m

Den 4.06 m X 3.09 m

Laundry room 2.13 m X 2.45 m

Breakfast 1.9 m X 4.16 m

Primary Bedroom 4.39 m X 3.99 m

Bedroom 2 3.35 m X 3.63 m

Bedroom 3 2.86 m X 3.87 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://theandersonco.ca/>



**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.