



## Edmonton Alberta

\$679,900

LOCATION ,LOCATION ,LOCATION ! Welcome to this IMMACULATE home situated on a large 30 POCKET lot backing on to a PARK, offers total over 3150 sq ft of living area with a functional layout perfect for growing families. The main floor features a bright living room with fireplace, SPACIOUS KITCHEN with pantry, dining area, a bedroom & convenient laundry. Upstairs offers a LARGE BONUS ROOM, 3 generous bedrooms & 2 full bathrooms, including a spacious primary suite with a 5-piece ensuite & HIS/HER closets. Recent upgrades include NEW FLOORING & FRESH PAINT throughout. This house features a LEGAL 2-bedrooms suite with SEPARATE ENTRANCE & LONG TERM Tenants, providing excellent income potential. Enjoy the fully landscaped & fenced backyard complete with a big STORAGE SHED, while the PARK behind offers added privacy and view. Located within walking distance to HIGH SCHOOL, MEADOWS Rec center, shopping, grocery stores, public transportation & other amenities. Dont miss it ! (id:6769)

Bedroom 5 3.98 x 3.42

Bedroom 6 3.51 x 3.43

Second Kitchen 5.76 x 4.17

Living room 6.00 x 4.42

Dining room 3.63 x 2.68

Kitchen 3.64 x 3.61

Bedroom 4 3.63 x 3.65

Primary Bedroom 5.25 x 4.46

Bedroom 2 3.47 x 3.57

Bedroom 3 3.31 x 3.61

Bonus Room 5.03 x 4.62

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**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.