



Edmonton Alberta

\$473,500

Affordable home in the desirable southwest community of Allard. Step through the front door & be welcomed by abundant natural light pouring through floor-to-ceiling windows at both the front & back of the home. The main floor features sleek flooring, a cozy gas fireplace, & a spacious open-concept layout perfect for both daily living & entertaining. Upstairs, you'll discover 3 bedrooms, including a primary retreat with a generous walk-in closet & a 4-pc ensuite, along with an additional 4-pc bathroom. The partially finished basement offers versatile living space w/ an impressive open-to-above design that allows sunlight to flow throughout, creating a bright & inviting atmosphere. Step outside to a massive sun-soaked deck, ideal for entertaining or relaxing on warm evenings. New carpet, newer appliances, \$8000 front blinds & a convenient double detached garage complete this home! Perfectly situated near top-rated schools, parks & everyday amenities, this home truly blends comfort, convenience, & charm. (id:6769)

Family room 5.58 x 4.32

Living room 5.11 x 3.91

Dining room 2.44 x 3.03

Kitchen area 3.78

Primary Bedroom 3.59 x 3.99

Bedroom 2 2.53 x 2.84

Bedroom 3 3.66 x 2.83

Listing Presented By:



Originally Listed by:
MaxWell Challenge Realty

<http://carrinekowalchuk.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.