



## Edmonton Alberta

**\$850,000**

QUIET LOCATION nestled in The RIDGE in Henderson Estates steps away from the RIVER VALLEY TRAILS AND NATURAL TREED SURROUNDINGS. This charming 2544 SF FAMILY HOME has been lovingly maintained. Improvements include newer triple glazed windows (2014), new Roof (2024), 2 Trane furnaces & 2 hot water tanks (2010) The home boasts three GOOD SIZED bedrooms upstairs, full bath, plus a primary ensuite. The main level features a large living room, dining room, bright open island kitchen extending into a family room with fireplace and patio doors, main floor den, half bath and mudroom/laundry. The fully finished basement offers a bedroom, 3 piece bath, a Rec room with fireplace, bar /pool table, Hobby room and lots of storage. HUGE 11120 SF FENCED YARD backs to a service corridor and features a large deck with hot tub! Conveniently located near the RIVER, highly rated schools, and Terwillegar Rec Centre. Easy access to Whitemud Drive, Anthony Henday, shopping, parks and U of A. GREAT OPPORTUNITY FOR LARGE FAMILY! (id:6769)

Bedroom 5 4.72 m X 4.27 m

Hobby room 3.86 m X 3.37 m

Recreation room 9.34 m X 3.75 m

Living room 5.57 m X 3.8 m

Dining room 4.18 m X 3.8 m

Kitchen 4.03 m X 3.08 m

Family room 4.04 m X 5.18 m

Den 3.05 m X 3.95 m

Breakfast 4.64 m X 2.6 m

Laundry room 3.07 m X 3.55 m

Primary Bedroom 4.08 m X 7.05 m

Bedroom 2 3.34 m X 3.82 m

Bedroom 3 3.25 m X 3.67 m

Listing Presented By:



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