



## Edmonton Alberta

\$449,800

Bright and inviting family home in a fantastic location! Vaulted ceilings and large windows fill the main floor with natural light, while mostly hardwood flooring (carpet only on the stairs) adds warmth throughout. A new fridge, washer, and dryer (2025) add everyday convenience, and the home was freshly painted in 2026. Upstairs offers 3 bedrooms, and the partially finished basement adds a 4th bedroom plus a common area, with handy storage tucked under the stairs. Outside, enjoy a big, fully fenced and landscaped yard, along with a single attached garage. Ideally located near schools, the rec centre, and a Catholic church, with bus service running straight to the University of Alberta. (id:6769)

Bedroom 4 3.91 m X 4 m

Recreation room 3.58 m X 7.77 m

Utility room 3.61 m X 3.63 m

Living room 4.26 m X 4.1 m

Dining room 4.26 m X 3.16 m

Kitchen 3.6 m X 3.8 m

Primary Bedroom 4.26 m X 4.43 m

Bedroom 2 3.42 m X 3.09 m

Bedroom 3 3.4 m X 3.09 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://marycatindig.com/>



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