



## Edmonton Alberta

\$618,800

BACKING onto a walking trail with a SOUTH facing backyard! This air-conditioned original ownerhome boasts 2380+ sqft, 2.5 baths & a heated dbl attached garage. As you enter, you are welcomed by a spacious foyer w/ high ceiling. Open concept 9 main flr features hardwood flooring & a living rm w/ gas F/P & large window overlooking South facing backyard. Gourmet kitchen boasts loads of cabinets, granite countertops, SS appliances w/ gas stove, HUGE center island. Main floor flex room is perfect as an open office (can be easily converted an enclosed one)or kid's play/study area. Dining room is off kitchen w/ patio door to the backyard. Upstairs features a HUGE bonus room, laundry rm& TWO good sizedbedrooms. Primary bedroom has a large W/I closet & 5 pc ensuite w/ dbl sinks, a corner tub & a separate standing shower. Finished staircase to the unfinished basement w/ plumbing R/I. Walking distance toK-9 Lila Fahlman School, park & walking trails. Quick access to QEII, YEG airport & shopping. (id:6769)

Living room 4.42 m X 4.47 m

Dining room 3.32 m X 3.36 m

Kitchen 3.31 m X 4.03 m

Primary Bedroom 4.25 m X 4.6 m

Bedroom 2 2.9 m X 4 m

Bedroom 3 2.77 m X 3.93 m

Bonus Room 3.68 m X 5.87 m

Laundry room 2.76 m X 2.74 m

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

<http://www.fanyangteam.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)