



Edmonton Alberta

\$375,000

Beautifully upgraded 3 bdrm (2 up, 1 down) home w/ extensive energy-efficiency improvements & a F/F basement & double detached garage! A bright functional layout highlighted by a large upgraded kitchen sink and modern finishes. Major mechanical upgrades include a high-efficiency furnace (2023), tankless hot water system (2023), smart thermostat, and furnace-mounted humidifier for year-round comfort. Energy upgrades inc added attic insulation, ERV (Energy Recovery Ventilation) system for continuous fresh air exchange and moisture control, plus radon mitigation with smart detector and sub-slab ventilation fan. Bsmt improvements inc triple-pane windows (3 yrs), new insulated vinyl flooring, and a large bdrm, living room and laundry area. Outside offers NEW roof shingles, a low-maintenance yard with concrete and artificial turf, and a large double detached heated garage featuring a gas heater, belt-drive overhead door, sloped slab with central water drain, and excellent workspace potential. (id:6769)

Family room Measurements not available

Bedroom 3 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
Professional Realty Group



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.