



Edmonton Alberta

\$474,900

Bringing nature to the city! Nestled on a pie shaped corner lot waits a turn-key, fully finished 5 bed, 3.5 bath home ready for a new family to call it home. This ORIGINAL owner home features a unique floor plan with an abundance of windows & boasts pride of ownership around every corner. Featuring triple pane windows, 9ft ceilings on the main floor, new flooring, paint and baseboards throughout in '26, custom wainscoting and built in bench, high efficiency furnace, upgraded soundproofing, generous primary suite w/ a deep soaker tub, back alley access, concrete parking pad that's ready for a garage and the list goes on. What sets this home apart is the attention to details and the thoughtfully planned landscaping making the backyard a welcoming oasis. With over 90 perennials & shrubs, 13 trees, numerous berry bushes and garden boxes it's the perfect set up for those looking to spend time outside with the family. (id:6769)

Bedroom 4 3.03 m X 3.63 m

Recreation room 3.89 m X 3.48 m

Bedroom 5 Measurements not available

Bedroom 6 2.93 m X 4.32 m

Living room 4.53 m X 3.77 m

Dining room 3.33 m X 4.71 m

Kitchen 2.74 m X 4.45 m

Den 2.69 m X 2.56 m

Primary Bedroom 3.93 m X 4.78 m

Bedroom 2 2.75 m X 2.86 m

Bedroom 3 3.49 m X 2.88 m

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

<http://www.tannerhawryluk.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.