



## Edmonton Alberta

\$689,900

Welcome to this spacious family home tucked away on a peaceful cul-de-sac in desirable Allard! NEW FURNACE, NEW HWT, NEW WASHER & DRYER, AND NEW HUMIDIFIER all completed in 2025 add significant value and peace of mind for the new owners! Situated on an incredible 795 m<sup>2</sup> (8,557 sq ft / 0.20 acre) lot, this property offers one of the largest yards in the area with large deck, gazebo, playset & shed. Featuring 4 bedrooms (3+1), bonus room & fully finished basement. The bright main floor offers tile flooring in kitchen/baths, gas fireplace, powder room & large coat closet. Kitchen features tons of cabinetry, large island & walk-in pantry. Upstairs includes a spacious primary suite with walk-in closet, jetted tub & separate shower, plus 2 additional bedrooms & full bath. Basement includes a 4th bedroom with egress window, gas fireplace, under-stair storage & rough-in for future 5-piece bath. Heated garage offers tons of storage. Textured ceilings throughout--no popcorn ceilings here! Move-in ready!!!! (id:6769)

Bedroom 4 3.52 m X 3.56 m

Recreation room 7.79 m X 6.58 m

Storage 1.7 m X 2.55 m

Utility room 4.71 m X 3.96 m

Living room 3.75 m X 5.17 m

Dining room 3.95 m X 3.51 m

Kitchen 5.55 m X 5.16 m

Family room 6.38 m X 4.27 m

Primary Bedroom 4.58 m X 3.8 m

Bedroom 2 3.18 m X 3.04 m

Bedroom 3 3.52 m X 2.75 m

Laundry room 1.63 m X 2.28 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://sarahkeats.remax.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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