



Edmonton Alberta

\$499,900

RAVINE FACING and beautifully maintained, this impressive 5-level split in Minchau offers over 2700 sqft of living space in an exceptional setting. Filled with natural light, the home features a bright family room with wood burning fireplace and patio doors leading to the outdoor deck. The spacious kitchen offers ample cabinetry, an eat-in dining area, and seamless flow to the formal dining room and additional living room, where an oversized bay window floods the space with natural light. A convenient mudroom and laundry room help keep everyday living organized. Upstairs, the primary retreat features an ensuite, alongside two additional bedrooms and a 4-pc bath. The finished lower levels adds a large rec room, two more bedrooms, and a 3-pc bathroom. Enjoy a beautifully landscaped backyard with mature trees, ample green space, and deck. Front attached double garage. Exceptional location with unobstructed ravine views, easy access to walking trails and pathways, and close proximity to schools and amenities. (id:6769)

Bedroom 5 5.47 m X 3.5 m
Family room 3.48 m X 6.85 m
Bedroom 4 3.48 m X 3.26 m
Living room 5.67 m X 3.67 m
Dining room 4.43 m X 3.07 m

Kitchen 3.8 m X 4.27 m
Primary Bedroom 3.73 m X 4.34 m
Bedroom 2 2.75 m X 3.91 m
Bedroom 3 2.72 m X 3.51 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.paulblais.ca/>



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.