



## Edmonton Alberta

\$515,000

Better than new: NO MAINTENANCE LANDSCAPING (art. turf), done. FENCING & DECK, done. WINDOW COVERINGS, done! This gorgeous home has been stylishly tweaked and finished for you - all you need to do is move in! Located just steps from Edmonton's River Valley, this 1,592sq.ft, 3 bed/2.5 bath property will impress you the minute you step inside. The open concept main floor has an ideal layout, with the kitchen running along the back of the house - maximizing countertop & storage space. The main sink overlooks your sunny SOUTH-facing backyard & the deck (perfect for the incoming patio weather). Granite countertops + S/S appliances & an add'l prep sink complete this kitchen. Upstairs you'll find the primary bedroom with its walk-in closet & 5PC bath (incl. deep soaking tub & shower). 2 add'l bedrooms (one currently styled as a bonus room), 4PC bath & FULL laundry room complete this level. The basement is ready for finishing (rough-in for bath + oversized windows). This walkable, mature community awaits! (id:6769)

Living room 5.34 m X 5 m

Dining room 3.74 m X 4.51 m

Kitchen 3.35 m X 4.68 m

Primary Bedroom 3.25 m X 4.59 m

Bedroom 2 5.49 m X 3.05 m

Bedroom 3 2.58 m X 3.01 m

Laundry room 1.61 m X 2.32 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://www.communityyeg.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.