



## Edmonton Alberta

\$649,900

Welcome to desirable Rideau Park! This spacious and family-ready 2-storey home offers 4 bedrooms and 1.5 bathrooms in a prime Edmonton location close to everything. The functional layout features a bright front living room, formal dining area, and a large kitchen with space for a breakfast nook overlooking the private, mature backyard. A cozy main floor family room with patio doors provides easy access to the outdoor space—perfect for entertaining. Upstairs you'll find 4 generous bedrooms, and a large 5 pc bathroom. The partially finished basement offers excellent potential for future development. Enjoy the oversized, treed yard backing onto greenspace, plus a double attached garage and extended driveway for ample parking. Conveniently located near Southgate Centre, University of Alberta, major roadways, schools, and amenities—this is a fantastic opportunity in an established community! (id:6769)

Recreation room 3.91 m X 5.12 m

Living room 5.89 m X 3.97 m

Dining room 3.33 m X 3.5 m

Kitchen 5.23 m X 3.44 m

Family room 4.06 m X 6.15 m

Primary Bedroom 4.1 m X 3.96 m

Bedroom 2 3.65 m X 3.33 m

Bedroom 3 3.28 m X 3.36 m

Bedroom 4 2.42 m X 3.96 m

Listing Presented By:



Originally Listed by:  
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