



## Edmonton Alberta

\$515,000

Fully renovated 1747 sq ft bi-level house on a quiet street. 5 bdrms (3 up, 2 down). 3 FULL baths. 1,059 sq ft on main level + 688 sq ft in fully finished lower level. Brand new kitchen, bathrooms, quartz countertops, SS appliances, vinyl plank flooring, hardware & mirrors. All new light fixtures on dimmers. Bright kitchen w/dining area, eat-up island, pantry, soft-close cabinetry, pull-out drawers, low-profile microwave, & pot filler. TWO laundry areas: 1) Full-sized side-by-side washer & dryer in lower level laundry room AND 2) Midea all-in-one washer/dryer off kitchen. NEW soffits, fascia, & eavestroughs. Newer furnace. Newer HWT. Newer central A/C. Shingles 6 yrs old. Vinyl windows. Pie-shaped lot (399 m<sup>2</sup> /4,299 sq ft) w/fully fenced yard & new gate. Brand new front concrete walkway & porch. BRAND NEW 17'x20' double detached garage (w/all permits) & brand new driveway. Walk to Manning Town Centre, LRT & future Costco (going in 1.5 km away replacing 50 St location). Low property taxes: \$3,503.04/yr. (id:6769)

Bedroom 4 3.47 m X 2.71 m

Bedroom 5 2.52 m X 4.23 m

Recreation room 5.9 m X 6.79 m

Utility room 1.85 m X 3.89 m

Living room 3.84 m X 4.64 m

Dining room 3 m X 1.88 m

Kitchen 3 m X 2.6 m

Primary Bedroom 4.01 m X 3.5 m

Bedroom 2 2.72 m X 3.23 m

Bedroom 3 2.88 m X 2.87 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

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.