



## St. Albert Alberta

\$649,900

So much to offer... situated on a quiet, non-through street & backing the park. The main level features an open, great room concept with recently updated kitchen & full bath. Upstairs you will find the theater style bonus room, primary bedroom with remodeled ensuite & walk in closet along with 2 more bedrooms & another full bathroom. Hardwood & tile flooring throughout the upper 2 levels. The FF basement offers a rec room, home gym & remodeled bathroom as well as an additional flex space. The back yard oasis showcases a huge deck, complete with built in hot tub & built ins that hosts the BBQ, storage & prep space & beverage cooler. Fire pit & 2 water features (pumps not included) along with newer fencing, gate access to the park, dog run & 2 additional storage spaces. Dream garage... oversized, heated, fully finished with built ins galore & many fun features & compartments. Extended garage pad. Shingles approx. 2019, HWT(tankless) & Furnace replaced 2011 heat exchanger 2021. Too much to mention! OH SUN 1-3 (id:6769)

Family room 9.02 m X 6.64 m

Living room 5.32 m X 4.69 m

Dining room 3 m X 2.14 m

Kitchen 4.63 m X 4.09 m

Primary Bedroom 4.53 m X 3.72 m

Bedroom 2 3.36 m X 2.88 m

Bedroom 3 3.14 m X 3.05 m

Bonus Room 5.67 m X 4.09 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.gillianismyagent.com/>



**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.