



## Edmonton Alberta

**\$470,000**

Welcome to this beautifully maintained 4 bed, 2 bath, 4 level split home (approx 1,700 sq ft of living space)! CUSTOM BUILT & lovingly cared for by the ORIGINAL OWNER. RENOVATED KITCHEN has white cabinets, quartz counters & tile floors. CARPET FREE house! There have been many updates over the years including: Windows, Furnace ('22), Hot Water Tank ('22) & AIR CONDITIONING ('23). Bonus features: Central Vac, VAULTED CEILINGS, WOOD BURNING, BRICK FIREPLACE & GEMSTONE LIGHTS. Outside, you'll find a fully fenced, SOUTH FACING YARD with deck, 3 gates & no rear neighbours - BACKS ONTO GREEN SPACE! LARGE LANDSCAPED LOT (586m<sup>2</sup>) w/ great curb appeal (mulch, river rock, sod, stone pathway, retaining wall, garden area, new front steps & sidewalk). Double, insulated garage completes the home. Walking distance or short drive to many amenities - LRT Stop, Bus, Trails, Parks, Golf, Grey Nuns Hospital, Groceries & Restaurants. Easy access to Airport, Whitemud & Henday. Quiet Neighbourhood. (id:6769)

**Storage** Measurements not available

**Family room** Measurements not available

**Bedroom 4** Measurements not available

**Laundry room** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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