



## Edmonton Alberta

\$559,000

Welcome to this bright & spacious family home with extreme convenience to school and amenities in well established subdivision of Allard. This beautifully maintained 2 story home features a soaring open-to-above foyer and walk-through pantry for extra comfort and accessibilities. A decent style kitchen with a large central island has a breakfast bar for meal prep and casual entertaining. The kitchen flows seamlessly into the bright dining area and living space, all tied together by durable, contemporary flooring. Over 510 Sq.m of lot size guarantees a rare huge sized backyard, which is not easy to find in today's market. Upper floor features a massive bonus room, a primary bedroom with ensuite and walk-in closet, and two secondary bedrooms both suitable for queen size beds and room furniture. Bonus features include central AC, rear deck with Aluminum railings and a well thought stainless steel laundry tub beside the W&D. This home is perfect for growing families or those looking for easy accessibilities. (id:6769)

Living room 3.65 \* 4.82

Dining room 3.32 \* 2.13

Kitchen 3.95 \* 4.80

Primary Bedroom 3.35 \* 4.51

Bedroom 2 3.35 \* 3.70

Bedroom 3 3.42 \* 3.26

Bonus Room 5.80 \* 4.02

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited



**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.