



## Edmonton Alberta

\$349,990

WELCOME TO PRIMA VILLAS !!! Located in the choice 45+ adult community of Weinlos, this beautiful end-unit bungalow offers comfort and convenience near shopping, hospitals, and transit. Designed for ease and accessibility, the bright main floor features vaulted ceilings, a skylight, and premium hardwood floors. One-level living is simple with main-floor laundry and a wheelchair-accessible layout. The upgraded kitchen boasts updated counters, cupboards, and a corner pantry. Patio doors open to a secure, covered deck and your private, south-facing backyard with no rear neighbors. The main floor hosts 2 bedrooms, including a king-sized primary suite with a 3pc ensuite, plus a main 4pc bath. Downstairs, a fully finished basement expands your space with upgraded carpets, a huge family room, and a 3rd bedroom with its own private ensuite. Complete with central A/C, an insulated double attached garage, and social clubhouse access. Pets allowed with board approval. An ideal rightsizing opportunity! (id:6769)

Family room Measurements not available

Living room 3.79 m X 4.92 m

Dining room 3.26 m X 3.33 m

Kitchen 3.25 m X 3.32 m

Primary Bedroom 7.01 m X 3.4 m

Bedroom 2 4.16 m X 3.04 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

<https://petrameyn.royallepage.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.