



## Edmonton Alberta

\$648,000

Welcome to this well-maintained 2023-built home by Excel Homes, offering 1,938 sqft above grade and close to 3,000 sq ft of total potential living space. This thoughtfully designed home features 4 bedrooms, including a rare main floor bedroom, and 3 full bathrooms—ideal for growing or multi-generational families. The bright upper-level bonus room includes windows on both sides for abundant natural light. The spacious primary suite boasts a 5-piece ensuite. Enjoy year-round comfort with central A/C. Step outside to a low-maintenance composite deck with glass railing, overlooking a private backyard backing onto Joan Carr Catholic School, with direct gate access to the adjacent trail. The west-facing front offers great sunlight, while the positioning across corner lots provides added privacy. Situated on a standard lot with an full basement ready for a potential legal suite! An excellent opportunity for families seeking comfort, functionality, and a prime location—this is a home not to be missed! (id:6769)

Storage Measurements not available

Utility room Measurements not available

Living room 4.01 m X 3.8 m

Dining room 2.85 m X 2.5 m

Kitchen 3.44 m X 4.69 m

Bedroom 4 2.82 m X 2.81 m

Primary Bedroom 5.12 m X 3.4 m

Bedroom 2 4.35 m X 2.51 m

Bedroom 3 3.8 m X 2.62 m

Bonus Room 4.52 m X 4.75 m

Laundry room 2.52 m X 1.8 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



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