



## Edmonton Alberta

\$474,900

Welcome to this beautifully updated bi-level home located in the family friendly community of Pollard Meadows, situated on a large pie shaped fenced lot. A standout feature of this property is the impressive 11.52 kW solar system, producing over 11 MWh annually to help reduce utility costs. This home has seen numerous upgrades including central A/C, furnace, updated kitchen cabinetry, quartz countertops, carpet, & much more. The main level offers a spacious living room, dining area, & bright kitchen. The primary bedroom includes a 3 piece ensuite, along with two additional generously sized bedrooms & a 4 piece main bathroom. The fully finished lower level offers excellent flexibility with a partial second kitchen (stove wiring required), a large family room, oversized primary bedroom, fifth bedroom, additional 4 piece bathroom, shared laundry, & mechanical room. Outside, enjoy the double attached garage, large deck, & expansive backyard with plenty of room for entertaining, kids, or pets. (id:6769)

Bedroom 4 5.38 m X 4.46 m

Bedroom 5 2.5 m X 3.63 m

Second Kitchen 2.7 m X 3.3 m

Breakfast 2.7 m X 2.57 m

Living room 3.77 m X 5.46 m

Dining room 2.52 m X 4.97 m

Kitchen 3.95 m X 3.03 m

Primary Bedroom 3.97 m X 3.88 m

Bedroom 2 3.97 m X 2.98 m

Bedroom 3 3.97 m X 2.8 m

Listing Presented By:



Originally Listed by:  
Front Door Real Estate

<http://www.randyarndt.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.