



## Edmonton Alberta

\$474,900

BACKING ONTO GREEN SPACE|No Rear Neighbours! This exceptionally well-kept centrally A/C, 2-storey home, ideally situated on a quiet street in Miller. The thoughtfully designed main floor features 9-ft ceilings, a spacious DEN/OFFICE with double French doors, and a bright living area with cozy gas fireplace, plus a convenient half bath. The Kitchen offers beautiful maple cabinetry, a central island with raised eating bar, and plenty of workplace for everyday living and entertaining. Upstairs, the primary bedroom features a 4-piece ensuite, while two additional spacious bedrooms shares 4-piece common bathroom. The large bonus room provides excellent additional living space. Notable Upgrades includes Roof, Fresh Paint, LVP on the main floor. Enjoy the privacy of backing onto green space with peaceful views, plus an oversized insulated double attached garage. A fantastic opportunity for budget-conscious buyers looking for space in desirable setting with abundance comfort inside and out-this won't last long!! (id:6769)

Living room 19'6" x 14'6"

Dining room 13'10" x 14'6"

Kitchen 11'7" x 15'10"

Den 10'4" x 11'0"

Primary Bedroom 12'2" x 13'0"

Bedroom 2 9'10" x 11'4"

Bedroom 3 12'6" x 12'8"

Bonus Room 18'5" x 14'10"

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**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.