



## Edmonton Alberta

\$479,999

Bright & Beautiful 2023 Sterling Built Open-Concept 1555.69 sq. ft. + Basement Home Located in the Vibrant, Quiet Community of Kinglet Gardens. Features: 3 Bedrooms, 3 Baths, Open Concept, Gourmet Kitchen W/Quarts Countertops, Plenty of Cabinets, SS Appliances, Center Island W/Eating Bar, Lg Pantry, 2Pc Bath Conveniently Located By to the Back Deck Entry, 9' Ceilings Throughout, Luxury Vinyl Plank Flooring, Many Lg Windows For Natural Light. Upstairs: 3 Lg Bedrooms, Huge Master Suite W/4-Piece Ensuite, Lg Walk-in Closet, Laundry, 2 More Bedrooms, 4 Pc Bath, & Bonus Rm For a Home Office, Play Rm, or Library/T.V. Rm.

Basement: Unspoiled Basement Waiting for Design Options W/Separate Side Entrance Door For a Home Based Business or Investment Property Potential. Lg Deck Overlooks The Fully Fenced, Landscaped Back Yard W/Double Det Garage Insulated & Drywalled. AMAZING LOCATION Close to HWY 16, Anthony Henday, St. Albert, & Big Lake & Lois Hole Provincial Parks Many Trails & Wildlife Viewing. QUICK POSSESSION! (id:6769)

Living room 4.9 m X 4.47 m

Dining room 3.44 m X 3.87 m

Kitchen 5.89 m X 4.09 m

Primary Bedroom 4.08 m X 3.24 m

Bedroom 2 2.74 m X 2.84 m

Bedroom 3 3.61 m X 2.82 m

Bonus Room 3.85 m X 3.24 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

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