



## Edmonton Alberta

\$499,900

Welcome to this fully finished 4-level split in the desirable community of Ottewell! Located on a quiet street, this home is one of the few on the block offering a double front attached garage and great curb appeal. The spacious main level features vaulted ceilings and large south-facing windows that fill the home with natural light. The lower-level media room is perfect for entertaining with an electric fireplace, smart lighting, and a built-in retractable projector screen. Enjoy year-round comfort with a high-efficiency furnace, A/C, HEPA filter, and whole-home UV air purifier. Additional upgrades include a newer hot water tank, new dishwasher, and fridge. The large backyard offers excellent potential for a garden suite or shop, with RV gate access and a wide rear alley. Ideally located close to downtown, Whyte Avenue, and Sherwood Park, plus schools, parks, and amenities. Bonus: permanent exterior holiday lighting! (id:6769)

Recreation room 5.97 m X 3.59 m

Family room 4.64 m X 5.46 m

Bedroom 4 3.58 m X 2.72 m

Living room 3.8 m X 6.78 m

Dining room 3.31 m X 2.54 m

Kitchen 3.19 m X 3.89 m

Primary Bedroom 3.8 m X 3.18 m

Bedroom 2 3.35 m X 2.73 m

Bedroom 3 3.35 m X 2.75 m

Listing Presented By:



Originally Listed by:  
RE/MAX Professionals



**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.