



## Edmonton Alberta

\$649,900

Exceptionally RARE opportunity in West Edmonton! Tucked away in a quiet cul-de-sac, this meticulously maintained home sits on a pie-shaped lot backing onto forested green space offering incredible privacy and peaceful nature views. Professional landscaping over the years reflects the true pride of ownership throughout. Step inside to soaring vaulted ceilings that are sure to impress creating a bright and open feel from the moment you walk in. The main floor is ideal for entertaining with a spacious living areas, a large kitchen with tons of storage space, a large bedroom/office space & laundry room. Upstairs offers 3 generous bedrooms including a primary retreat with a walk-in closet and 5pc ensuite with jet tub. The full sized basement offers high ceilings and endless potential. Upgrades include central A/C, shingles (2019), dual furnaces (2025), and hot water tank (2025). Complete with a double attached garage and close to schools, parks, shopping, and all West Edmonton amenities. A truly special home! (id:6769)

Living room 5.3 m X 3.7 m

Dining room 4.1 m X 4.2 m

Kitchen 5.3 m X 4.4 m

Family room 4.6 m X 4.7 m

Bedroom 4.4 m X 3.1 m

Laundry room 3.8 m X 3.1 m

Primary Bedroom 4.6 m X 4.6 m

Bedroom 2 4.1 m X 3.1 m

Bedroom 3 3.7 m X 3 m

Listing Presented By:



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<http://realtyninedmonton.com/>



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