



## Edmonton Alberta

\$899,900

Designed for modern family living, this stylish 2,573 sq.ft. two-storey on a pie lot offers space, comfort, and room to grow. Engineered hardwood floors, central A/C, large upgraded windows, and an open-concept layout create a bright, welcoming feel. The kitchen is built for busy family life with quartz countertops, extended cabinetry, upgraded appliances including a gas stove, built-in mini fridge, and plenty of prep space. An open staircase adds a sleek modern touch. Upstairs features 4 spacious bedrooms plus a large bonus room-- perfect for movie nights, a playroom, or homework zone. The main floor offers 9' ceilings and great natural light, while the basement with 10' ceilings is framed for a future rec room, 2 bedrooms, and full bath. Enjoy the low-maintenance composite deck with tinted glass railing, premium gazebo, and Gemstone lighting. Double attached garage with hot/cold water and gas line for future heat. Great family location with quick access to transportation, schools, parks, and amenities (id:6769)

Living room 4.71 m X 4.53 m

Dining room 4.33 m X 3.34 m

Kitchen 4.26 m X 4.06 m

Den 3.34 m X 2.54 m

Primary Bedroom 4.71 m X 3.94 m

Bedroom 2 3.62 m X 3.09 m

Bedroom 3 3.29 m X 3.29 m

Bedroom 4 3.89 m X 3.28 m

Bonus Room 5.81 m X 4.33 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://janicekosak.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.