



## Edmonton Alberta

\$674,000

Welcome to this exceptional, original-owner home, offered for sale for the very first time in the highly desirable Blackmud Creek community. Beautifully maintained, this residence features hardwood and tile flooring throughout, creating a timeless and elegant feel. The thoughtfully designed floor plan offers a formal living room, separate dining room that flows into the kitchen, a bright breakfast nook, and a warm, inviting family room highlighted by a gas fireplace. Convenient main floor laundry adds everyday functionality. Upstairs, you'll find a spacious bonus room above the attached double garage along with three generously sized bedrooms, providing plenty of room for the whole family. Nestled in one of southwest Edmonton's most established neighbourhood, Blackmud Creek is renowned for its scenic walking trails, parks, and family-friendly atmosphere. A rare opportunity to own a lovingly cared-for home in an outstanding location. Some pictures have been virtually staged. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.myhomeforsale.ca/>



**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.