



## Edmonton Alberta

\$425,000

Excellent investment or value-add opportunity on a quiet crescent backing onto walking trails. This property offers over 1,700 sq ft of developed living space, including 3 bedrooms, 3 bathrooms, and a fully finished basement. The main floor features a spacious living room with a gas fireplace, a bright dining area, and a sit-in island that provides great additional seating. Newer vinyl plank flooring adds durability and appeal. The west-facing backyard is private and includes a large deck, perfect for enjoying evening sun. A double detached garage completes the package. Ideal for investors or buyers looking to build equity in a family-friendly location, just steps from a park and only a 5-minute drive to shopping and amenities. Early February possession available.\*AI used in some photos (id:6769)

Family room Measurements not available x 15.6 m	Kitchen 15 m X 13.8 m
Den 14.4 m X 14.3 m	Primary Bedroom 13.4 m X 12.6 m
Living room 15 m X 17.2 m	Bedroom 2 9.4 m X 10.5 m
Dining room 9.2 m X 10.3 m	Bedroom 3 9.2 m X 10.4 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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