



## Edmonton Alberta

\$495,000

Bright spacious family home! 4 level split, close to all amenities, parks & 1 block to the golf course! Awesome 3 + 1 Bed, 3 full Bath, vinyl flooring and hardwood gleams! Some fresh paint, kitchen with stainless steel appliances. Great gas fireplace in your family room & double jetted tub in adjacent bath. Head down stairs to your bar with office/den in fully developed basement! 2000+ ft of fully finished space... & a double gate in back yard fence for access / RV! Assume tenant for fast possession. Excellent family home or lucrative rental property. Pictures are from 2019 when vacant (kitchen cabs have been repainted darker as shown in first 3 kitchen pictures taken in Aug 2025) (id:6769)

Living room 4.1 m x Measurements not available

Dining room 3 m x Measurements not available

Kitchen 5.6 m x Measurements not available

Family room 4.4 m x Measurements not available

Den 4 m x Measurements not available

Bonus Room Measurements not available

Bedroom 4 4.04 m X 3 m

Primary Bedroom 4.1 m X 3.3 m

Bedroom 2 3.5 m X 2.8 m

Bedroom 3 3.5 m X 2.8 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://www.jfsells.com/>



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