



Edmonton Alberta

\$514,900

BACKING onto HERMITAGE PARK! Enjoy the beauty & privacy of being on a wide lot directly on a permanent natural area. A hidden gem backing directly onto green space. Nestled on a quiet cul-de-sac 1,636 sq. ft. above grade + 796 sq ft unfinished basement. 3 beds +1 den, 2.5 baths. Main floor den gives flexibility. Gas fireplace in living rm. Central A/C, central vac, separate laundry rm. Unfinished basement layout is ideal for bedroom, rec room & bathroom. Double attached oversized heated insulated garage features a Resnor heater, 220V wiring, workbench, shelving. Garage fits a full-size pickup plus an SUV together. Garage dimensions are 21'2 x 24'7. Fully fenced, private backyard with large deck, dog run, and no rear neighbours--just ponds, trails, abundant wildlife, and the North Saskatchewan River. Walk to schools, playground, off-leash park, fishing, kayaking, disc golf & river valley trails. A rare opportunity to enjoy nature without leaving the city. 2025 taxes \$4,700. No front sidewalk to shovel! (id:6769)

Living room 3.79 m X 4.87 m

Kitchen 4.4 m X 5.57 m

Den 3.18 m X 3.27 m

Laundry room 2.53 m X 1.56 m

Primary Bedroom 3.19 m X 5.8 m

Bedroom 2 3 m X 3.38 m

Bedroom 3 2.91 m X 3.69 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://sarahkeats.remax.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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