



## Edmonton Alberta

\$724,900

Pride of ownership shines in this coveted west-end neighborhood, where serenity greets you the moment you turn in and the drive home becomes something to look forward to. This 2400+ sq ft two storey has been lovingly maintained with tasteful updates throughout. The main floor is warm and welcoming, offering soaring vaulted ceilings, a formal dining room, a front den/flex space, and two inviting living areas perfect for family life or entertaining. Upstairs features two spacious bedrooms, a naturally lit full bath, and a true primary retreat with room to unwind or start your day in comfort. The basement adds the ideal spot for movie nights, hobbies, and exceptional storage for an active household. Within the last 10 years enjoy the benefits of replaced windows, furnaces, hot water tanks, roofing, and more! Outside, there's plenty of parking and room to enjoy, and the home is air conditioned for year-round comfort. A fantastic spring possession makes this an opportunity you won't want to miss. (id:6769)

Recreation room 8.73 m X 5.25 m

Living room 5.33 m X 3.53 m

Dining room 4.11 m X 2.47 m

Kitchen 3.18 m X 3.6 m

Family room 4.89 m X 4.24 m

Den 3.18 m X 3.08 m

Breakfast 3.33 m X 1.61 m

Primary Bedroom 4.91 m X 4.64 m

Bedroom 2 3.8 m X 3.13 m

Bedroom 3 4.11 m X 2.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.travishawryluk.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.