



## Edmonton Alberta

\$520,000

Your opportunity to own a unique home in a prestigious neighbourhood at an affordable price, situated on a full sized lot in the highly desirable River Ridge community just one block from the ravine and across from a park. A welcoming foyer with elegant French doors opens into a spacious living and dining area featuring a gas fireplace, perfect for entertaining and everyday living. The efficient kitchen offers ample cabinetry and counter space and connects seamlessly to a charming sunroom with exposed wood beams and an energy efficient Meridian tile stove. A versatile main floor den provides flexibility as a home office or additional dining space. Upstairs features three well sized bedrooms, while the fully developed basement adds a fourth bedroom, an additional bathroom, and a recreation room. A double detached garage enhances backyard privacy, complemented by a professionally landscaped, low maintenance front yard that completes this one of a kind opportunity. (id:6769)

**Bedroom 5** Measurements not available

**Living room** 5.29 m X 3.9 m

**Dining room** 3.91 m X 2.41 m

**Kitchen** 5.26 m X 2.34 m

**Den** 3.36 m X 2.83 m

**Sunroom** 6.21 m X 3.65 m

**Other** 2.27 m X 1.97 m

**Primary Bedroom** 4.29 m X 3.95 m

**Bedroom 2** 4.12 m X 2.58 m

**Bedroom 3** 2.66 m X 2.59 m

**Other** 2.18 m X 1.6 m

Listing Presented By:



Originally Listed by:  
Exp Realty

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