



## Edmonton Alberta

\$408,600

LOCATION, LOCATION, LOCATION! Backing directly onto peaceful green space, this beautiful Edgemont home offers exceptional privacy, stunning views, and a large private balcony. The bright open-concept main floor features 9-foot ceilings, impressive 8-foot doors, and abundant natural light. The thoughtful layout offers 3 bedrooms plus a den with oversized windows, perfect for a home office or additional living space. Enjoy spacious living areas ideal for everyday living and entertaining, plus a water softener and a garage with convenient hot & cold water taps--perfect for washing and detailing your vehicle at home! The furnace has been regularly maintained and professionally cleaned, with the latest service completed before listing for added peace of mind. Ideally located minutes from Anthony Henday, approx. 10 minutes to WEM, 5 min to Costco, and close to schools, shopping, restaurants, and bars. SHOW 10/10 -- A MUST SEE! Don't miss this exceptional home! (id:6769)

Living room 15'3" x 13'

Dining room 14'11" x 10'8

Kitchen 11'8 x 9'9

Family room Measurements not available

Primary Bedroom 11' x 16'3"

Bedroom 2 9'10" x 12'10

Bedroom 3 8'11" x 11'11

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited



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