



## Edmonton Alberta

\$399,000

This beautifully maintained 4-level split offers around 1,000 sq. ft. above grade plus additional living space on the lower levels, this home features 3 bedrooms, 2 full bathrooms, multiple living areas, and a warm wood-burning fireplace that creates the perfect gathering space. Thoughtful updates—including the roof (2015), garage roof, driveway, sidewalks, and patio—provide peace of mind, while the unfinished basement offers endless possibilities for future customization. Step outside to a private, fully landscaped backyard with a spacious patio, ideal for relaxing or entertaining. Nestled in the heart of Lymburn, you're just minutes from excellent schools, parks, West Edmonton Mall, public transit, Whitemud Drive, and Anthony Henday. Whether you're a first-time buyer, young family, or investor, this is a home you'll appreciate from the moment you walk through the door. (id:6769)

Family room 7.55 m X 5.2 m

Living room 3.99 m X 4.1 m

Dining room 3.59 m X 2.41 m

Kitchen 4 m X 3.24 m

Primary Bedroom 3.54 m X 3.58 m

Bedroom 2 2.91 m X 2.5 m

Bedroom 3 2.91 m X 2.54 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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