



Edmonton Alberta

\$450,000

***SIDE ENTRANCE ALERT *** West Edmonton's most established and peaceful neighborhoods. This 4-level split has been well cared for and it shows. The main floor kitchen features almond cabinetry and south-facing windows that flood the space with natural light. A beautiful brick fireplace (replaced 2019) anchors the living area -- perfect for those long Edmonton winters. The lower family room is a genuine entertainer's space with a full bathroom and its own side entrance -- opening the door to future development as an income-generating suite with the addition of a kitchen. The fully fenced, landscaped backyard is accessed through that same entrance. The finished basement adds serious storage and a dedicated laundry area. Central vac, newer windows, new flooring, and a new fridge and dishwasher mean the big stuff is already done. Close to Lois Hole Library, Jamie Platz YMCA, and West Edmonton Mall, with quick access to both the Whitemud (id:6769)

Bedroom 4 Measurements not available
Family room Measurements not available
Living room Measurements not available
Dining room Measurements not available

Kitchen Measurements not available
Primary Bedroom Measurements not available
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.myhomeforsale.ca/>



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.