



Edmonton Alberta

\$689,900

Backing directly onto a protected natural reserve with 3 interconnected ponds, this original owner home is set on one of The Hamptons' most exclusive no through streets, where homes rarely come to market. Positioned on the best lot, the property offers south east views of water, trees, and walking paths. The main floor features 9' ceilings and an open bright layout with generous living and dining spaces. Upstairs offers three bedrooms, including a spacious primary retreat and a built in office. The full unfinished basement with 9' ceilings provides excellent future development potential also drenched in sunlight. Additional features include central A/C, a finished double attached garage, mature landscaping, flagstone patio, fenced yard, deck with living wall, and an HOA-maintained community. Walking distance to multiple schools, playgrounds, and 5 min to COSTCO, this is a RARE opportunity to secure a long-term home in one of West Edmonton's most tightly held natural settings. (id:6769)

Living room 5.87 m X 4.48 m

Dining room 2.74 m X 4.79 m

Kitchen 4.26 m X 4.52 m

Breakfast 3.37 m X 1.89 m

Primary Bedroom 4.29 m X 4.73 m

Bedroom 2 3.65 m X 2.79 m

Bedroom 3 3.65 m X 3.04 m

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd

<https://www.flowstaterealty.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.