



Edmonton Alberta

\$564,900

DESIRABLE NEIGHBOURHOOD! Well maintained 4 level split offers the perfect blend of space, comfort & location. Situated on a tree lined street in the highly sought after Community of Rio Terrace. Just steps from the River Valley & trails w/quick access to Downtown & UofA. Kitchen has solid wood cabinetry, new oven, microwave & cooktop, granite counters, functional island w/seating & adjacent dining area-perfect for living & entertaining! Spacious living room w/large picture window & cozy corner fireplace. Upstairs houses 3 bedrooms including comfortable primary & 5pce main bath. Lower level offers relaxing family room showcasing a second gas fireplace, additional bedroom, 3pce bath & mudroom. Recently renovated basement provides more living space for rec room, home office, gym or theatre. Outside, enjoy the new deck & gazebo in the private backyard. Heated double garage offers ample storage & parking. Walking distance to schools, playground, splash park, rink, soccer fields & Community hall. MOVE IN! (id:6769)

Laundry room 3.52 m X 2.67 m

Recreation room Measurements not available

Utility room Measurements not available

Family room 4.96 m X 3.94 m

Bedroom 4 3.03 m X 2.93 m

Living room 5.13 m X 3.95 m

Dining room 3.64 m X 2.77 m

Kitchen 3.64 m X 3.43 m

Primary Bedroom 3.63 m X 3.44 m

Bedroom 2 4.25 m X 2.72 m

Bedroom 3 3.2 m X 2.89 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://deanandosmond.com/>



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.