



## Edmonton Alberta

\$449,900

Welcome to this spacious and well-maintained 4-level split located in the quiet community of Thorncliffe! This charming home offers over 2000sq ft of living space, making it perfect for growing families or anyone looking for a quiet, west end neighbourhood close to everything. The bright main floor features a welcoming living room with a large picture window, open dining area to kitchen with plenty of cabinet and counter space. Upstairs, you'll find 3 bedrooms and a full bathroom, ideal for family living. The lower level has a cozy family room with a fireplace, an additional bedroom or office, offering excellent flexibility. The fourth level includes laundry, extra storage, bedroom and 2nd living. Step outside to enjoy your fenced backyard w/ a double detached garage. Situated on a quiet street, this home is within walking distance of schools, parks, shopping, and public transit, and just minutes from West Edmonton Mall and the Whitemud. Many Upgrades throughout, move in and start living! (id:6769)

Den 2.6 m X 2.557 m

Laundry room 3.44 m X 3.35 m

Recreation room 4.59 m X 3.46 m

Living room 3.96 m X 6.34 m

Dining room 3.65 m X 2.89 m

Kitchen 3.65 m X 3.54 m

Family room 4.66 m X 3.91 m

Bedroom 4 2.86 m X 3.91 m

Bedroom 2 3.21 m X 2.9 m

Bedroom 3 3.66 m X 3.46 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.amandaorealty.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.