



## Edmonton Alberta

\$350,000

This fantastic 3-bedroom, 1-bathroom home offers unbeatable value with a spacious 52-foot wide yard and no shared walls, making it a rare find at this price point—most homes in this range are half duplexes or townhouses. Lovingly maintained over the years, it's move-in ready with a modern kitchen, stylish bathroom, and valuable upgrades including new shingles (2023), furnace (2022), and appliances (laundry in 2025, dishwasher in 2023). A 10x10 shed provides additional storage, complementing the single detached garage. Conveniently located near Misericordia Hospital, West Edmonton Mall, and Meadowlark Mall, with quick access to Whitemud Drive, Anthony Henday, and future LRT plus plenty of parks nearby and the North Saskatchewan River just a short distance away, this home offers both comfort and convenience. (id:6769)

Living room 6.08 m X 3.46 m

Dining room 2.38 m X 2.06 m

Kitchen 4.63 m X 4.14 m

Primary Bedroom 3.09 m X 3.08 m

Bedroom 2 3.47 m X 2.6 m

Bedroom 3 3.48 m X 3.08 m

Laundry room 2.37 m X 2.19 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.macintoshgroup.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.