



## Edmonton Alberta

\$337,500

Welcome to Regency Village a 45+ adult community. This END UNIT BUNGALOW is one of the largest floorplans + offers one of the best locations at a dead-end road. WEST FACING backyard, ideal for sunlight with a parklike setting & backing onto a walkway! Front driveway with double garage can accommodate multiple vehicles + additional visitor parking next door. Inside the home the main level provides a king-sized primary suite with a walk-in closet & 3pc ensuite. Good sized 2nd bedroom also with a large walk-in closet. MAIN FLOOR LAUNDRY allows for 1 level living. The expansive open concept floorplan at the rear of the home is truly impressive with laminate flooring and cork flooring, kitchen with plenty of cabinet & countertops, a pantry, a window over sink and patio doors that walk onto a large deck. Huge dining & living area means you can easily accommodate family gathers for special occasions! Beautiful west windows overlooking the backyard. Finished bsmt has a large rec. room & loads of storage space. (id:6769)

Den 4 m X 2.5 m

Recreation room 7.2 m X 11.8 m

Living room 6 m X 3.4 m

Dining room 4.8 m X 3 m

Kitchen 4.1 m X 4.1 m

Primary Bedroom 4.3 m X 4 m

Bedroom 2 4 m X 3.2 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro

<http://jonhull.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.