



## Edmonton Alberta

\$765,000

Welcome to this exceptional family home on a rare pie-shaped lot of approximately 1/3 ACRE in a quiet cul-de-sac surrounded by mature trees, offering a private backyard setting. This home features 4 bedrooms and 2.5 bathrooms, including a MAIN FLOOR PRIMARY SUITE with ensuite, patio doors, and private deck. Upper bedroom above the garage with private balcony offers flexibility for guests, office, or family use. VAULTED CEILINGS create a bright, open feel, and the updated kitchen with large dining area provides backyard views. Recent upgrades include fresh paint, appliances within the last year, and NEW WINDOWS and PATIO DOORS (2024). Property includes a large double attached garage, RV PARKING, and storage shed. Lot may offer future garden suite potential, subject to City of Edmonton approval. Conveniently located near West Edmonton Mall with easy access to Anthony Henday and Whitemud Drive. Parks, schools, and future LRT access nearby. (id:6769)

Recreation room 8.46 m X 7.11 m

Living room 5.62 m X 4.41 m

Dining room 4.38 m X 4.26 m

Kitchen 3.37 m X 3.1 m

Den 3.62 m X 3.98 m

Primary Bedroom 4.28 m X 4.39 m

Bedroom 2 4.43 m X 2.97 m

Bedroom 3 3.51 m X 2.91 m

Bedroom 4 4.55 m X 3.97 m

Listing Presented By:



Originally Listed by:  
Sterling Real Estate



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