



## Edmonton Alberta

\$415,000

This well-maintained home offers an open-concept floor plan with hardwood floors, a cozy gas fireplace, and a bright, functional layout perfect for everyday living and entertaining. The kitchen features ceiling-height cabinets, stainless steel appliances, an island with plenty of counter space, and a walk-in pantry—designed for both style and practicality. Upstairs, the large primary bedroom includes a walk-in closet and a spa-like 5-piece ensuite. The fully finished basement adds excellent value with additional bedrooms, a spacious recreation room, and a full bathroom—ideal for guests, teens, or a home office setup. Additional highlights include central A/C, a tankless on-demand hot water system, and true move-in-ready condition. Located minutes from Currents of Windermere, shopping, schools, and with quick access to the Anthony Henday, this home checks all the boxes for comfort, convenience, and location. (id:6769)

Bedroom 4 3.25 m X 2.9 m

Recreation room 4.88 m X 3.1 m

Living room 4.49 m X 3.2 m

Dining room 2.78 m X 2.4 m

Kitchen 3.42 m X 3.2 m

Laundry room 3.1 m X 2.3 m

Primary Bedroom 7.12 m X 3.9 m

Bedroom 2 2.84 m X 2.8 m

Bedroom 3 3.52 m X 2.9 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.davidlam.exprealty.com/>

**Ahmad Sai**   
**RE/MAX** RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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