



## Edmonton Alberta

\$425,000

Discover this exceptional 6-bedroom, 2-bathroom single-family home—a true standout in today's competitive market! With an impressive 50-foot-wide yard and no shared walls, it delivers rare privacy and space at an unbeatable price point. Most homes in this range are half-duplexes or attached townhouses, but this detached gem stands proudly alone. Lovingly maintained and move-in ready, the residence features a sleek modern kitchen with contemporary cabinetry and finishes, plus a stylishly updated bathroom that elevates daily routines, a convenient DOUBLE DETACHED GARAGE. Location is unbeatable. Families love the short walk to Elmwood School—Edmonton's first elementary to offer STEM (launched 2023/24), plus a top Chinese (Mandarin) Bilingual Program with immersive 50/50 instruction. West Edmonton Mall for shopping and entertainment. Commuting shines with swift access to Whitemud Freeway (id:6769)

Bedroom 4 3.26 m X 2.57 m

Bedroom 5 3.29 m X 2.9 m

Bedroom 6 3.86 m X 2.82 m

Laundry room 3.8 m X 2.77 m

Living room 4.57 m X 3.68 m

Dining room 2.83 m X 2.69 m

Kitchen 4.26 m X 2.98 m

Primary Bedroom 3.68 m X 3.1 m

Bedroom 2 2.99 m X 2.5 m

Bedroom 3 3.1 m X 2.65 m

Listing Presented By:



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Royal Lepage Arteam Realty

<http://chenkeng.royallepage.ca/>

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