



## Edmonton Alberta

\$585,000

2376 SQUARE FOOT HOME FEATURING 4 BEDROOMS & 4 FULL BATHROOMS & A TOTAL OF OVER 3470 SQUARE FEET OF FINISHED LIVING SPACE! Thoughtfully designed for comfortable family living, this spacious two-storey home features living room & family room on the main floor & generously sized bedrooms upstairs-- plenty of room for everyone & everything. The inviting front porch overlooks an expanded driveway, creating standout curb appeal that carries through the entire home. Enjoy outdoor entertaining space along with a bright three-season room overlooking the south-facing yard with mature fruit trees. Lovingly maintained & improved by one family over the years, this home includes sought-after features such as central second kitchen (basemen), A/C, roof (2018), & a double attached garage. With an easy downtown commute & convenient access to nearby shopping, dining, & everyday amenities, this well-cared-for home in a desirable north-central Edmonton neighbourhood is one you won't want to miss. (id:6769)

Bedroom 4 3.47 m X 3.31 m

Recreation room 8.34 m X 4.78 m

Office 3.3 m X 3.62 m

Living room 4.95 m X 3.94 m

Dining room 4.41 m X 3.47 m

Kitchen 3.73 m X 3.62 m

Family room 6.05 m X 4.19 m

Primary Bedroom 6.8 m X 3.64 m

Bedroom 2 4.46 m X 4.05 m

Bedroom 3 3.8 m X 4.58 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://experiencerealtygroup.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.