



## Edmonton Alberta

\$368,800

Welcome to Jasper Park, a mature and highly sought-after West Edmonton community celebrated for its tree-lined streets, long-standing pride of ownership, and exceptional proximity to West Edmonton Mall, the Jasper Park Community League, the Misericordia Hospital, and the new west LRT expansion. This warmly finished home sits on an impressive 50x148 ft lot and offers three well-appointed bdrms and two full bathrooms. Kitchen has been updated and comes with all appliances and Slate Floors. The fully developed lower level provides an inviting recreation space anchored by a cozy gas fireplace, ideal for family movie nights or hosting friends for board-game evenings. Outdoor enthusiasts will appreciate the expansive gardens filled with established perennials, creating a perfect canvas for anyone with a passion for gardening. Completing the property is an oversized, fully insulated mechanic's-dream oversized double detached garage, equipped with an internet connection and wiring for a future heater. (id:6769)

Family room 6.67 m X 4.72 m

Bedroom 3 4.56 m X 2.31 m

Storage Measurements not available

Living room 5.3 m X 3.72 m

Dining room 3.03 m X 2.26 m

Kitchen 3.41 m X 2.59 m

Primary Bedroom 4.09 m X 3.01 m

Bedroom 2 3.23 m X 2.49 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://samireland.edmontonhomesforsaleremaxrivercity.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.