



## Edmonton Alberta

\$419,900

Incredible opportunity! This charming home sits on a massive 617 m<sup>2</sup> corner lot beside an alley, offering privacy, space, and loads of potential. Real hardwood floors flow through the main level, with a bright white kitchen featuring granite counters, stainless appliances, pantry, and stylish lighting. Two updated 4-piece baths—one on each level. The fully finished basement offers a third bedroom, a cozy bar area, cold room, and laundry. Major upgrades: GreenFox windows and patio door (2022) with transferable warranty, newer fridge/microwave, high-efficiency furnace, and central AC. The backyard is a private retreat with a pond, pump, in-ground sprinklers, patio stones, perennials, grapes, and 2 sheds. The oversized double garage is heated, insulated, wired with 220V, and connected by a covered, secured breezeway—plus a newer Thermal Tech door. Brick veneer exterior, right next to a school, mature trees, and great neighbours! (id:6769)

Family room 7.31 m X 6.34 m

Bedroom 3 3.25 m X 5.11 m

Living room 4.41 m X 5.2 m

Dining room 3.33 m X 2.73 m

Kitchen 3.54 m X 4.09 m

Primary Bedroom 3.33 m X 5.77 m

Bedroom 2 3.25 m X 3.98 m

Listing Presented By:



Originally Listed by:  
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