



## Edmonton Alberta

\$529,900

An absolute GEM in Secord with so many amazing features, I welcome you to 9456 216 St. Nestled on a quiet Cul-de sac, backing the walking trail (no rear neighbours), you're welcomed by a gorgeous OPEN Concept Design -Gleaming hardwood flooring throughout the main level, An Expansive Kitchen-newer quartz counter tops, tile backsplash, s/s appliances, corner pantry and raised eating bar- Opens to your BRIGHT and SPACIOUS Living room with gas fireplace-how cozy! 12ft ceilings and extra windows in the Dining Area allows for an abundance of natural light. A 2pc bathroom and main floor laundry completes the level. Carpet less Upper Level features a MASSIVE Bonus Room, 3 Generous Bedrooms, Including -King Sized Primary Bedroom with 4pc ensuite and Walk IN Closet. The finished basement boasts an EXCEPTIONAL Recreation Room, 4th bathroom and SAUNA (If you know, you KNOW). Additional Features: Central A/C, New New Tankless HW and Reverse Osmosis Water System and Double Attached Garage. Large Lot, GREAT SPOT! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net