



Edmonton Alberta

\$495,000

Mill Creek Ravine trails begin out your back door--nature, neighbourhood & an upgraded Hazeldean semi-bung. Backing directly onto green space with access toward the ravine, this home offers 4 bdrms & 2 full baths in a practical, easy-to-live-in layout. The main floor features a large bdrm, updated bath & a refreshed kitchen (2023) with new cabinets, subfloor & vinyl flooring. A sliding patio door opens from the kit to the Hardie-board deck, making outdoor living effortless. The bsmt was fully renovated between 2012-2015, adding comfortable extra living space with updated insulation, flooring & a renovated bath. Key upgrades incl exterior weeping tile & sump pump (2012), on-demand hot water (2017), high-efficiency furnace (2018) & roof resingled in 2022. The fully fenced yard incl a raised garden bed, shed, detached garage & lane access. Located in Hazeldean, just mins from Mill Creek Ravine, trails, local cafes, breweries & everyday amenities--this is relaxed, walkable living with nature at your back door. (id:6769)

Family room 4.67 m X 8.47 m

Bedroom 4 3.49 m X 3.78 m

Laundry room 3.54 m X 3.5 m

Utility room 1.04 m X 1.3 m

Living room 3.7 m X 5.08 m

Dining room 3.1 m X 3.73 m

Kitchen 3.12 m X 3.72 m

Bedroom 3 4.19 m X 2.98 m

Primary Bedroom 4.13 m X 3.73 m

Bedroom 2 4.12 m X 2.97 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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