



## Edmonton Alberta

\$458,500

FABULOUS FAMILY HOME IN LOVELY LA PERLE! Welcome to this 4 level split w/attached garage. Open the front door to a large foyer w/ vinyl flooring (2020), & into the living room/dining room w/ large windows & modern colours. New kitchen (2020) & eating nook w/ large island overlook the backyard & beautiful tree view. The upper level has 3 bedrooms & 2 bathrooms incl. primary suite w/large closet & 4 piece renovated en-suite (2022). On the 3rd level is a large family rm w/ fireplace, a 4th bedroom & 3 renovated piece bathroom (2024) w/ laundry area. The basement level offers a fully finished rec room, storage & utility room w/ additional storage in crawl space. Outside has a private backyard, large deck, & shed. Double attached garage and front deck (2024) complete the house. Additional features include: central a/c, upgraded attic insulation, new garage door (2022), new shingles (2022) & brand new railings (2025). Walking distance to elementary school & public transportation. This is a perfect family home! (id:6769)

Family room 4.26 m X 5.76 m

Bedroom 4 3.1 m X 4.46 m

Living room 3.93 m X 4.96 m

Dining room 2.88 m X 3.19 m

Kitchen 3.27 m X 5.83 m

Primary Bedroom 4.44 m X 3.5 m

Bedroom 2 2.54 m X 3.1 m

Bedroom 3 3.4 m X 2.67 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<http://carrinekowalchuk.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)