



## Edmonton Alberta

\$379,000

Beautifully maintained bi-level located in the community of Brintnell. The bright main floor features vaulted ceilings and large south facing windows that flood the space with natural light. An open concept kitchen, dining, and living area creates an ideal layout for a busy family and entertaining. Down the hall you'll find a spacious primary suite with dual closets, a second bedroom, and a full 4pc main bathroom. The lower level includes a dedicated laundry area and remains unfinished, offering many possibilities to customize to your needs. Enjoy year-round comfort with central air conditioning and the convenience of an oversized double garage to keep vehicles snow-free in the winter. The low maintenance backyard features a deck and patio perfect for summer BBQs, along with raised garden beds for growing vegetables and herbs. Ideally located close to schools, parks, lake walking trails, shopping, and amenities, with quick access to Manning Drive and Anthony Henday. (id:6769)

Living room 4.41 m X 3.66 m

Dining room 3.21 m X 3.74 m

Kitchen 3.49 m X 3.71 m

Primary Bedroom 3.85 m X 3.8 m

Bedroom 2 2.79 m X 2.74 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.sergiosells.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)

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.