



## 8 GRAHAM Avenue St. Albert AB

\$439,900

Welcome Home! This 1763 sq ft bilevel in Grandin on a large lot is the perfect family home! With a total of 4 bedrooms and 2.5 baths you have loads of space to spread out and ENJOY. The main floor features a 4 season sunroom over the garage, use it as a gathering space or home office. The dining room features a wood burning F/P and is open to the kitchen! The spacious living room with access through sliding doors to the massive and private backyard! 2 bedrooms and updated 4 pc bath plus the primary suite with 3 pc ensuite complete the main floor. The basement gives you access to the garage and features a large rec room. There is a super sized bedroom in the basement with large bright windows! Laundry, 2 pc bath and LOADS of storage complete the basement. This home is situated on a tree lined street close to schools, parks, trails, transportation and easy access to YEG. Create your own memories in this home that has been loved and enjoyed by the current owner for many years!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

doris@doriswyatt.com  
<http://www.doriswyatt.com>



**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)