



## Edmonton Alberta

\$449,000

Beautifully updated home in a quiet, mature neighbourhood just steps from Rundle Park and the River Valley trail system. Featuring 4 spacious bedrooms, Vaulted ceilings, large windows, and skylight, this home is filled with an abundance of natural light. Enjoy both front and back living areas, a cozy gas fireplace, and a versatile den. The eat-in kitchen is well-appointed expansive countertops, modern cabinets, garburator, Lazy Susan, and newer dishwasher (2022). Recent upgrades (2025) include flooring, baseboards, LED lighting, window and door casings, fresh paint, and a renovated bathroom. The oversized double garage is insulated, heated, and equipped with 220V (2025). Additional highlights include A/C, a large concrete patio, 50-year shingles (2021), hot water tank (2020), and beautiful permanent exterior LED accent lighting. Located close to major routes (Yellowhead & Henday), schools (including two new builds). Move - in ready with tons of curb appeal and ample parking make this a must-see! (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**RE/MAX Elite**

**RE/MAX ELITE**

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