



## Edmonton Alberta

\$349,900

Charming 1.5-storey home in Beacon Heights with 1,473 sq. ft., 4 bedrooms, and 3 bathrooms! Nestled on a quiet, tree-lined street across from a school, this home is minutes from Yellowhead Trail, Anthony Henday, downtown, and offers quick access to the River Valley. Perfect for families or investors looking for a spacious, well-maintained home in a great location! Spacious 50x125 corner lot with a single attached garage and back alley access, there's plenty of room to build your dream garage while keeping a large yard. The main floor features a bright living room, hardwood dining area, updated kitchen, and a versatile bedroom/office. Upstairs offers 2 bedrooms, including a large primary suite with a 4-piece ensuite. The basement has a separate entrance, family room, and bedroom, offering suite potential. Upgrades include a well maintained roof (2011), windows (2009), soffits and fascia (2009), and plumbing/electrical (2004). (id:6769)

Family room 11'8" x 13'11"

Bedroom 3 11'11" x 10'8"

Utility room 12'2" x 14'2"

Storage 3'9" x 11'

Living room 13'1" x 13'

Dining room 9'4" x 10'3"

Kitchen 9'3" x 15'2"

Bedroom 2 9'6" x 10'2"

Primary Bedroom 15'4" x 19'8"

Bedroom 4 12'7" x 8'10"

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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

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