



## Edmonton Alberta

\$309,900

Welcome to this charming home nestled on a quiet cul-de-sac in Montrose. Bright and inviting throughout, the main floor features fresh paint and a warm, welcoming feel. With a large backyard perfect for entertaining and enjoying the evening sun, this property offers two spacious bedrooms upstairs and a fully finished basement complete with an office/den, versatile flex space, and a beautifully finished 3-piece bathroom with heated floors. Set in a mature, established neighbourhood, enjoy the convenience of being just a short 2-block walk to the Montrose Community League, splash park, and playground, and only a 15-minute walk to Highlands K-9 School. You're just minutes from downtown, golf courses, and a variety of shopping, dining, and amenities, with quick access to the Yellowhead and Wayne Gretzky Drive for easy commuting. This home is an excellent opportunity for first-time buyers, a young family, those looking to transition out of condo living without taking on too much space or investors alike. (id:6769)

Family room 4.57 m X 3.37 m

Den 2.58 m X 3.32 m

Living room 3.56 m X 4.89 m

Dining room 3.56 m X 2.83 m

Kitchen 4.31 m X 2.32 m

Primary Bedroom 3.36 m X 2.86 m

Bedroom 2 2.85 m X 3.28 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://shainajukes.com/>

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