



## Edmonton Alberta

\$750,000

CLASSIC CLARENCE Built Home offered for sale from the Original Owner! Located in family friendly OLD RIVERBEND with quiet tree-lined streets, top-tier schools, river valley trails, and quick access to Whitemud, U of A, and downtown. The main floor offers exceptional flow and scale with a large front living room, formal dining space, a bright kitchen, and an oversized family room with fireplace--ideal for both everyday living and entertaining. A main-floor bedroom and convenient 2-piece bath add flexibility for guests or a home office. Upstairs features a spacious primary retreat with ensuite, two additional bedrooms, and a full bath - basement hosts a massive open utility/recreation area, laundry, and abundant storage--perfect for hobbies, extended family, or future customization. MASSIVE lot, facing William Bradley Moore park, backing greenspace with SUNNY SOUTH EXPOSURE and OVERSIZED Detached garage. A rare opportunity to make this property your own. (id:6769)

Second Kitchen 3.75 m X 6.36 m

Storage 3.82 m X 4.89 m

Storage 4.3 m X 4.93 m

Utility room 4.3 m X 13.13 m

Living room 4.62 m X 6.47 m

Dining room 4.38 m X 3.58 m

Kitchen 4.68 m X 3.35 m

Family room Measurements not available

Bedroom 4 3.56 m X 4.55 m

Primary Bedroom 4.01 m X 4.4 m

Bedroom 2 3.49 m X 3.18 m

Bedroom 3 4.58 m X 3.32 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.riverbendricky.com/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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