



## Edmonton Alberta

\$549,900

Welcome to this spacious & well-maintained family home offering nearly 1,940 sq ft above grade plus a fully finished basement. The main floor features multiple living spaces including a bright living room, cozy family room with fireplace, formal dining area, & a large kitchen with breakfast nook overlooking the backyard. You'll also appreciate the convenience of main floor laundry, a mudroom, & a 2pc bathroom. Upstairs, the generous primary retreat offers a large closet & luxurious 5-piece ensuite, while a second bedroom, full bathroom, & large flex room provide plenty of space for a growing family, home office, or future bedroom. The fully finished basement expands your living space with a large rec room, two additional bedrooms, a 3pc bathroom, & another versatile flex room ideal for a gym, office, or hobby space. Complete with a double attached garage, large deck, & private yard, this home is located close to schools, parks, shopping, & public transit, making it the perfect place to call home. (id:6769)

Bedroom 4 3.47 m X 3.53 m

Bedroom 5 3.48 m X 4.23 m

Office 3.66 m X 1.87 m

Recreation room 6.98 m X 3.66 m

Living room 3.7 m X 4.93 m

Dining room 3.72 m X 3.78 m

Kitchen 4.1 m X 3.86 m

Family room Measurements not available

Primary Bedroom 3.69 m X 4.13 m

Bedroom 2 3.61 m X 3.87 m

Bedroom 3 4.15 m X 3.16 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.michaelwaddell.ca/>



**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.