



## Edmonton Alberta

\$459,999

Rare opportunity to own an AFFORDABLE, fully finished, 2-storey DETACHED home w/ DOUBLE CAR GARAGE with ONLY ONE adjoining neighbour in a great community! Featuring: 4 bedrooms & 3.5 bathrooms this home has an open kitchen w/ TALL CABINETS, GRANITE COUNTERS, an ISLAND BAR, pantry & stainless steel appliances. The living room has a cozy NATURAL GAS FIREPLACE w/ mantle, HARDWOOD FLOORS and a BEAUTIFUL LARGE WINDOW. Handy 2-pce bathroom finishes the main level. Upstairs has a PRIMARY SUITE w/ 4-pce ENSUITE, another gorgeous window & WALK-IN CLOSET. 2 more bedrooms up, plus FULL 4-pce bathroom. The basement has been developed WITH PERMITS and boasts a bright family room, 4th bedroom and a FULL BATHROOM. CENTRAL A/C, 60+Gal HWT & HE Furnace. Outside is nicely landscaped & fully fenced WEST FACING backyard that CAPTURES SUNLIGHT all summer. Top location! McConachie is an amenity-rich community w/ schools, parks, walking trails, shopping and more. Great access to major highways to connect to all of Edmonton. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

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



### REMAX ELITE

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

Phone: 780-406-4000

Fax:

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDP®). DDP® 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.