



## Edmonton Alberta

\$459,900

First time on the market! This 2-storey in sought-after Canon Ridge offers over 2,500 sq ft of living space, with 5 bedrooms and 4 bathrooms, providing plenty of space for a growing family. The home features triple-pane windows on the main floor and double-pane upstairs, central A/C, a gas fireplace, and main floor laundry. The primary bedroom includes an ensuite and a large walk-in closet, while the second upstairs bathroom features a walk-in steam shower. The main floor and basement offer a functional layout with room to add your personal touch. Outside, you'll find RV parking, a garage side entrance, and a backyard with mature fruit trees. Located close to parks, trails, and amenities. Notable upgrades include triple-pane windows (main, 2020), double-pane windows (upper, 2015), shingles (2016), central A/C (2018), fridge (2021), dishwasher (2022), and washer (2022). (id:6769)

Bedroom 4 12'7 x 11'8

Bedroom 5 14'10 x 11'0

Living room 20'4 x 15'9

Dining room 11'11 x 7'10

Kitchen 11'8 x 9'11

Family room 11'9 x 19'1

Bedroom 3 11'3 x 9'1

Primary Bedroom 11'11 x 12'7

Bedroom 2 11'2 x 9'5

Listing Presented By:



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