



## St Albert Alberta

\$475,000

Welcome to your home in the heart of desirable Grandin! This well-maintained bungalow offers over 1,484 sq. ft. of comfortable living space with 3+1 bedrooms and 2.5 bathrooms, perfect for families of all sizes. The inviting sunken living room is filled with natural light and provides a warm welcoming atmosphere. The bright eat-in kitchen overlooks a cozy family room featuring a beautiful brick fireplace & built-in shelving. The spacious primary bedroom accommodates a king-size suite includes dual closets & private ensuite. Fully finished basement offers Bedroom, large rec area, wet bar & plenty of storage space. Enjoy the convenience of main floor laundry & double attached garage. Outside, you'll find a private backyard with a deck, ideal for relaxing and entertaining. Located on a mature tree-lined street within walking distance to schools, parks, trails and amenities, this is an exceptional opportunity to own a wonderful home in one of St. Albert's most established & family-friendly neighbourhoods. (id:6769)

Bedroom 4 3.25 m X 3.08 m

Bonus Room 4.66 m X 3.65 m

Laundry room 3.37 m X 2.46 m

Recreation room 3.9 m X 7.29 m

Storage 4.65 m X 3.95 m

Living room 5.01 m X 4.05 m

Dining room 3.51 m X 3.01 m

Kitchen 4.03 m X 2.56 m

Family room 4.11 m X 4.08 m

Primary Bedroom 4.96 m X 3.91 m

Bedroom 2 3 m X 2.68 m

Bedroom 3 3.69 m X 2.75 m

Listing Presented By:



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REMAX River City

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



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