



## Edmonton Alberta

\$474,900

Bringing nature to the city! Nestled on a pie shaped corner lot waits a turn-key, fully finished 5 bed, 3.5 bath home ready for a new family to call it home. This ORIGINAL owner home features a unique floor plan with an abundance of windows & boasts pride of ownership around every corner. Featuring triple pane windows, 9ft ceilings on the main floor, new flooring, paint and baseboards throughout in '26, custom wainscoting and built in bench, high efficiency furnace, upgraded soundproofing, generous primary suite w/ a deep soaker tub, back alley access, concrete parking pad that's ready for a garage and the list goes on. What sets this home apart is the attention to details and the thoughtfully planned landscaping making the backyard a welcoming oasis. With over 90 perennials & shrubs, 13 trees, numerous berry bushes and garden boxes it's the perfect set up for those looking to spend time outside with the family. (id:6769)

Bedroom 4 3.03 m X 3.63 m

Recreation room 3.89 m X 3.48 m

Bedroom 5 Measurements not available

Bedroom 6 2.93 m X 4.32 m

Living room 4.53 m X 3.77 m

Dining room 3.33 m X 4.71 m

Kitchen 2.74 m X 4.45 m

Den 2.69 m X 2.56 m

Primary Bedroom 3.93 m X 4.78 m

Bedroom 2 2.75 m X 2.86 m

Bedroom 3 3.49 m X 2.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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



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