



## Edmonton Alberta

\$347,500

Step into a home where memories are waiting to be made. This beautifully maintained, over 2,200 sqft total livable space, 5-bedroom, 2.5-bath bi-level blends comfort, space, & opportunity. Bright & spacious, the layout welcomes you with warm natural light & thoughtful renovations that preserve the home's charm while adding modern convenience. Designed with families in mind, this home is more than just a place to live -- it's a place to thrive. Picture weekend dinners in your sun-filled kitchen, cozy movie nights in the lower-level family room, morning coffee on the new decks, & summer barbecues in your huge backyard! The location? Ideal. Just minutes from grocery stores, restaurants, schools, rec centres, & major routes like Anthony Henday & Yellowhead. Looking ahead, this home holds incredible potential. Live comfortably now while planning for the future -- dream triple garage? Multi-unit development opportunity? The only limit is your imagination. Don't miss the chance to make this home part of your story. (id:6769)

Bedroom 4 2.9 m X 3.88 m

Bedroom 5 4.74 m X 3.88 m

Recreation room 4.84 m X 6.85 m

Living room 4.09 m X 4.87 m

Dining room 2.67 m X 4.06 m

Kitchen 4.18 m X 3.96 m

Primary Bedroom 3.35 m X 3.96 m

Bedroom 2 2.6 m X 3.54 m

Bedroom 3 3.05 m X 3.54 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.polarissells.com/agents/Leah-Icalla>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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