



Edmonton Alberta

\$389,900

Nestled directly across from Julia Kiniski School and the community league, this warm and welcoming 4-level split offers a highly functional layout that feels much larger than its 965 sq ft. Perfect for a family, there are 2 bedrooms and a 4-pc bath upstairs, 2 additional bedrooms and a new 3-pc bath (2025) on the third level, and a partly finished playroom with a climbing wall and tons of storage on the fourth level. The primary bedroom serves as a cozy retreat with a walk in closet and a built in electric fireplace. Extensive updates offer total peace of mind: fresh carpet (2026), a new kitchen (2024), plus a new furnace, windows, and exterior (2021). The property features a new deck, fence, landscaping (2023), and a perfect layout to build a future garage. Enjoy quick access to the Whitemud, beautiful green spaces, playgrounds, schools and community events. The Mill Creek Ravine trails, Tamarack shopping, and Jackie Parker Park dog park/golf course are all within quick biking or driving distance. (id:6769)

Family room 3.52 m X 5.74 m

Storage 3.66 m X 5.68 m

Bedroom 3 2.83 m X 4.74 m

Bedroom 4 2.83 m X 3.94 m

Living room 3.97 m X 7.11 m

Kitchen 3.97 m X 4.19 m

Primary Bedroom 3.07 m X 4.16 m

Bedroom 2 3.07 m X 3.76 m

Listing Presented By:



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Royal LePage Noralta Real Estate



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