



Edmonton Alberta

\$474,900

This 1286 sq.ft. home offers 3 bedrooms up and 1 down, plus 2 full bathrooms. Things that the owners love about their home: WALKING DISTANCE TO SCHOOLS, close to walking/biking trails, easy access to the Whitemud and Henday, 10 minute drive to downtown, easy access to public transit, being in a QUIET LOW TRAFFIC CUL-DE-SAC, close to all amenities, and living in a HIGHLY DESIRABLE NEIGHBOURHOOD. Some things that new owners may appreciate: CENTRAL AIR CONDITIONING + FURNACE \$13,000 June 2025, FRIDGE 6 months ago, dishwasher 2 yrs, washer/dryer 2 years (\$5500 for appliances). Other items in last 8 years: deck \$5000, sod replaced in 2022 \$5000, countertops \$1200, eavestroughs \$1200, garage opener \$500. In the 8 years they have owned the home, the sellers have invested about \$31,400. Shingles were done just before they bought 8 years ago, garage shingles about 16 yrs ago. Garage has some shingles lifting. When heatwaves happen, enjoy the comfort of AC and the more restful sleep you and your family will enjoy. (id:6769)

Recreation room 25'9" x 12'4"

Family room 19'2" x 15'2"

Bedroom 4 10'9" x 10'2"

Living room 22'3" x 12'

Dining room 13'9" x 8'5"

Kitchen 13'9" x 10'

Primary Bedroom 13'3" x 12'2"

Bedroom 2 11'4" x 8'11"

Bedroom 3 11'4" x 8'8"

Listing Presented By:



Originally Listed by:
MaxWell Polaris

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

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