



## 4415 117 Street Edmonton AB

\$489,000

Discover the perfect blend of comfort and convenience in the highly sought-after community of Royal Gardens. Just minutes from your door, enjoy year-round outdoor recreation with Southgate Mall, Whitemud Ravine, and the popular Snow Valley Ski Club, making it an ideal location for winter sports enthusiasts, allowing you to make the most of the season! This newly renovated bungalow is a standout, featuring an open-concept main floor with vaulted ceilings and 6 spacious bedrooms, 2.5 baths, and a double detached garage with RV parking. A variety of family-friendly amenities are also nearby, including the Confederation Leisure Centre, schools and playgrounds--everything you need for a balanced lifestyle, steps away. Upgraded for peace of mind with a new HWT and SBS roof (2021), also offering a separate basement entrance and a self-contained in-law suite, providing versatile living options to suit your needs. With so much to offer, this could be your forever home while maximizing investment potential.

Listing Presented By:



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