



## 6008 144 Street Edmonton AB

\$550,000

Nestled in a premium, south-central, family-friendly neighbourhood, this remarkable residence stands as a testament to top-quality construction by LEN PERRY. Perfect for families dreaming of an idyllic setting, the community offers unrivaled access to the river valley's serene landscapes and proximity to top-rated schools. Spanning nearly 2000 functional square feet above grade, this home is designed with family in mind - boasting FOUR spacious bedrooms on the upper level including a KING SIZED Primary with full ensuite. The large basement is thoughtfully developed, offering additional space for leisure and family activities. Outdoors, the property is equipped with a RAIN BIRD irrigation system, ensuring lush landscapes with ease. Recent updates include a new roof in 2018 and windows in 2006, One replaced furnace (2018) MASSIVE Private West Exposure Backyard measuring almost 10,000 Square Feet of Lush Landscaping! Loved by the same family for almost 50 years - this property now awaits its next adventure!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

rickyhillrealty@live.ca  
<http://www.RiverbendRicky.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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