



## Edmonton Alberta

\$460,000

Welcome to this beautifully maintained 2 story home offering 1,629 sq ft, 3 bdrms, 2.5 baths, and a double garage; perfectly located in the desirable community of Edgemont. This bright and inviting home features an open-concept layout with large windows that fill the space with natural light, a lovely entryway with glass doors, modern kitchen with a central island, ample cabinetry, and functional flow ideal for everyday living and entertaining. The spacious living and dining areas create a warm and comfortable atmosphere; upstairs you'll find a generous primary bedroom with walk-in closet & en-suite, 2 additional bedrooms, a full bath, and convenient upper floor laundry; the basement offers additional flexible living space for a rec room, office, or growing family; enjoy the fully fenced and landscaped backyard, perfect for summer evenings, kids, and pets, all located close to parks, schools, amenities and shopping. 3 min to the Anthony Henday (id:6769)

Living room 5.36 m X 3.48 m

Dining room 3.68 m X 2.89 m

Kitchen 5.36 m X 3.54 m

Laundry room 3.12 m X 1.99 m

Primary Bedroom 6.11 m X 4.57 m

Bedroom 2 2.74 m X 4.25 m

Bedroom 3 3.23 m X 2.94 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<http://www.yegrealestateforsale.ca/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.