



## Edmonton Alberta

\$560,500

Just Reduced! This beautifully maintained & spacious home offers a blend of comfort, functionality & outdoor charm. Step inside & enjoy 3 large living areas, 4 generous bdrms & a primary ensuite featuring a tiled shower. The open floor plan creates a seamless flow for everyday living & entertaining, while the main floor laundry adds everyday convenience. Outdoor lovers will appreciate the sunny southeast deck, perfect for morning coffee & evening BBQ's. Raised garden beds & under-deck storage, perfect setup for gardening enthusiasts. An oversized double heated garage, RV parking pad large enough for 5th wheel. The upper floor adds even more flexibility with a bonus room & den, perfect for a home office or play area. Just minutes to shopping, the YMCA, & major roads like Anthony Henday, Whitemud & Yellowhead. Only 12 mins to St. Albert, 16 mins to downtown & 25 mins to YEG. This warm and welcoming home offers everything a growing family needs-- ample space, storage & a peaceful community close to everything. (id:6769)

Family room 5.93 m X 3.81 m

Bedroom 4 3.51 m X 2.68 m

Utility room 3.87 m X 3.5 m

Storage 1.53 m X 1.82 m

Living room 6.05 m X 4.09 m

Dining room 3.69 m X 2.13 m

Kitchen 3.95 m X 3.69 m

Laundry room 2.58 m X 2.58 m

Den 3.44 m X 2.21 m

Primary Bedroom 4.31 m X 3.71 m

Bedroom 2 3.48 m X 2.68 m

Bedroom 3 3.17 m X 2.67 m

Bonus Room 4.1 m X 3.82 m

Listing Presented By:



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