



## Edmonton Alberta

\$230,000

STEPS FROM MILL CREEK RAVINE. Welcome to this beautifully designed 2-bdrm, 2.5-bth home offering over 1,300 sq ft of comfortable living space, ideally located near shopping & Mill Creek Ravine's scenic walking trails. The bright, open-concept main floor features soaring 9 ft ceilings, a spacious living area with a cozy gas fireplace, & patio doors leading to a lg private deck—perfect for morning coffee or evening unwinding while taking in nature's sounds. The kitchen, living & dining areas flow seamlessly, with a convenient 2-piece powder room for guests. Downstairs, the walk-out basement also boasts 9 ft ceilings, enhancing the spacious feel. The master includes a private 4-piece ensuite, while the second bedroom offers patio doors to the lower deck with peaceful ravine views. Additional highlights include a SA garage with interior access, ample storage, and a well-maintained complex. Perfect for first-time buyers, downsizers, or investors seeking a blend of urban convenience & natural beauty. (id:6769)

Primary Bedroom 3.66 m X 5.69 m

Bedroom 2 2.62 m X 5.16 m

Living room 3.02 m X 3.96 m

Dining room 3.13 m X 4.39 m

Kitchen 3.02 m X 3.19 m

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty

<https://terrynnereynolds.royallepage.ca/>

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