



## Edmonton Alberta

\$495,000

This is the kind of home that just makes sense. A thoughtfully designed 4-level split that gives everyone their own space while still feeling connected. The main floor is warm and welcoming with a bright living room, dining area for family dinners, and a kitchen designed for everyday life. Upstairs, 3 bedrooms create a peaceful retreat, with the primary suite featuring its own ensuite for added privacy. The lower level is where the flexibility shines. A fourth bedroom, full 3-piece bath, bar for entertaining, and direct access to the backyard. Movie nights, teenagers, guests, or even a home office, it's ready for whatever you need. The basement is a spacious rec room, laundry, and storage room to complete the home. With a beautiful backyard oasis, upgrades throughout, and updated mechanical systems, this well-maintained, turn-key home is ideally located near shopping, schools, and public transportation. It is ready for its next chapter. (id:6769)

Recreation room 4.34 m X 419 m

Family room 6.41 m X 4.6 m

Bedroom 4 4.06 m X 3.31 m

Living room 5.37 m X 4.72 m

Dining room 4.38 m X 2.23 m

Kitchen 4.74 m X 3.5 m

Primary Bedroom 3.86 m X 3.37 m

Bedroom 2 3.44 m X 2.69 m

Bedroom 3 3.79 m X 2.69 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://ashleytichkowsky.com/>



**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

[broker@elitealestate.ca](mailto:broker@elitealestate.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.