



## Edmonton Alberta

\$699,900

Walkout home on a regular lot, ideally located in a quiet cul-de-sac and backing onto open space with pond views and walking trails directly behind. The low-traffic setting offers a safe, family-friendly environment. The upper level features three bedrooms plus a bonus room, including a spacious primary suite with walk-in closet and private ensuite. Convenient upper-floor laundry adds everyday ease. The main floor offers a bright open-concept layout with living area, kitchen, dining space, pantry, and a functional mudroom off the attached heated garage. The fully finished walkout basement features a full kitchen, large recreation area, bedroom, full bathroom, and rough-ins for separate laundry. The walkout provides a private entrance with a dedicated side pathway. Additional highlights include central air conditioning, a concrete patio at grade, upper deck with stairs to the yard, and future access to 41 Avenue for convenient community exits. (id:6769)

Bedroom 4 11'9 x 9'2

Living room 13'3 x 13'4

Dining room 11'9 x 10'7

Kitchen 11'8 x 10'1

Primary Bedroom 14'5 x 15'8

Bedroom 2 Measurements not available x 10 m

Bedroom 3 10'10 x 11'4

Bonus Room 16'6 x 13'8

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

**REMAX Elite**

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