



## Edmonton Alberta

\$498,000

Welcome to this SPACIOUS 1317 sq ft 1.5 story home on an OVERSIZED LOT in the desirable HIGHLANDS community. This 4 bedroom 2 bath home is STUNNING!! Upon entering you'll find a warm, cozy living room with a fireplace. The upgraded kitchen features quality cabinets, granite countertops, and a gas stove, perfect for gatherings. On the main floor, you'll also find an EXPANDED 5 PIECE bathroom, and guest bedroom. Upstairs you'll see two cute bedrooms with SO MUCH closet space. Then, downstairs you'll discover a FULLY FINISHED BASEMENT with a SECOND KITCHEN and living room, in addition to another bedroom, a laundry room, and a 3-piece bathroom!!! But that's not all - this property also offers a HUGE backyard, and GREENHOUSE providing ample space for outdoor activities and potential landscaping and gardening projects. You'll also find a MASSIVE GARAGE on the property, with an attached carport too!!! PERFECT LOCATION in HIGHLANDS close to schools, Concordia University, and downtown. THIS COULD BE YOURS!!!! (id:6769)

Bedroom 4 3.65 m X 3.32 m

Second Kitchen 4.29 m X 3.09 m

Recreation room 4.85 m X 3.55 m

Laundry room 3.14 m X 2.26 m

Living room 4.72 m X 4.26 m

Kitchen 3.88 m X 3.29 m

Bedroom 3 3.57 m X 2.72 m

Primary Bedroom 4.54 m X 3.3 m

Bedroom 2 4.37 m X 3.36 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**RE/MAX**<sup>®</sup>

**RE/MAX River City**

13120 St. Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-457-3777

Fax:

[simon@simonchong.com](mailto:simon@simonchong.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF<sup>®</sup>). DDF<sup>®</sup> 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<sup>®</sup>, REALTORS<sup>®</sup> and the REALTOR<sup>®</sup> logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS<sup>®</sup>, Multiple Listing Service<sup>®</sup> and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.