



## Edmonton Alberta

\$670,000

LOCATION & COMMUNITY in a MATURE NEIGHBORHOOD! This well-maintained home boasts 2,100sf+ of living space & amenities at your fingertips. Queen Alex, Mount Carmel Elementary & Strathcona High a block away. Plus in immediate area: daycare, boutique shops, top restaurants, grocery stores, gym/fitness, athletic centre & transit. Main floor offers an open concept living rm, dining & kitchen w/ h/w floors. Enjoy family evenings or entertain guests in a spacious kitchen w/ cabinetry galore, lrg walk-in pantry, huge granite island & S/S appliances. This level complete w/ office, 2pc wshrm & mudrm. Upstairs find 3 well-sized bdrms (each w/ a walk-in closet), 5pc ensuite (w/ charming claw tub), 2nd 5pc bthrm, tech space & stackable laundry w/ sink/cabinets. Basement has all rough-ins ready! Upgrades incl granite counters, AC, fireplace, new LVP floors in primary, low-maintenance landscaping/deck & dbl garage! Easy access to major arteries, River Valley & Whyte Ave. Perfect for those working in University/Downtown! (id:6769)

Living room 5.25 m X 4.34 m

Dining room 4.16 m X 2.07 m

Kitchen 5.69 m X 2.65 m

Den 3.23 m X 2.53 m

Primary Bedroom 5.2 m X 3.35 m

Bedroom 2 3.27 m X 3.36 m

Bedroom 3 3.8 m X 3.36 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>

**RE/MAX**

**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®). 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.