



## Edmonton Alberta

\$409,900

Welcome to this well-maintained 4-level split in the desirable community of Ermineskin, offering a functional layout & comfortable living spaces for the whole family. A bright foyer welcomes you into the spacious living room featuring large front-facing windows bringing in plenty of natural light. The kitchen offers ample cabinetry, additional shelving space, microwave nook & a center island perfect for food preparation, while the dining area is complemented by large windows. Custom blinds throughout the home & air conditioning add year-round comfort. The upper level features 2 spacious bedrooms & a 4-pc bathroom. The lower level includes a cozy rec room with a beautiful brick-facing fireplace, an additional bedroom & a 2-pc bathroom. The backyard is perfect for BBQs & family gatherings, while the driveway offers ideal RV or 4-car parking. Walking distance to Century Park Transit with easy access to Calgary Trail, Gateway Blvd & Whitemud Drive. (id:6769)

Bedroom 3 3.5m x 2.6m

Recreation room 4.2m x 5.2m

Living room 3.3m x 4.7m

Dining room 2.5m x 4.0m

Kitchen Measurements not available

Primary Bedroom 3.8m x 4.4m

Bedroom 2 3.4m x 3.4m

Listing Presented By:



Originally Listed by:  
E4 Realty

<http://www.e4realty.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.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.