



## Edmonton Alberta

\$524,800

Time to buy before the Spring Market goes Crazy! Located in a family friendly cul-de-sac, close to all amenities, and a path that leads to the fountain lake&walking trail, this home has all that you have been waiting for. Main floor features an open living with gas fireplace, kitchen, 2-piece bath, and new fridge with a water line. Out the patio doors is a large yard and deck with fenced dog run (you won't see this sized yard in New Builds). Space galore for BBQ's, family events, or just kids to run and play. Upstairs is a cute Family/Play room, primary bedroom with walk in closet & 5- piece ensuite, 2 more Bedrooms, upstairs laundry and another 4 piece bath. The basement is mostly finished with a living space, a utility room, and plenty of extra storage. New paint, new furnace and new A/C last year. Lots to love in this home, add it to your favorites! (id:6769)

Bonus Room Measurements not available

Living room 4.59 m X 3.51 m

Dining room 3.65 m X 2.55 m

Kitchen 5.09 m X 3.23 m

Family room 4.75 m X 4.36 m

Primary Bedroom 5.38 m X 3.42 m

Bedroom 2 3.02 m X 3.72 m

Bedroom 3 3.05 m X 3.05 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

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