



## Edmonton Alberta

\$545,000

Beautifully maintained 4-level split in the sought-after Blue Quill community! Offering 1,655 sq. ft. of above-grade living space with all four levels fully developed, this corner-lot home features 4 bedrooms, 3 full bathrooms, and an oversized attached garage. As you enter, you're greeted by a spacious foyer leading to a bright living room and dining area. The kitchen boasts an abundance of maple cabinetry, generous counter space, stylish tile backsplash, and a back door that opens onto a 16 x 20 deck and a private backyard. Upstairs, the master suite offers a 3-pc ensuite, while 2 additional bedrooms share a modern 4-pc bathroom. The lower level features a cozy family room with a wood-burning fireplace and an additional bedroom with a 3-pc bathroom. The fully finished basement adds flexibility, offering a den, a recreation room, and a dedicated laundry area. This home's prime location provides just minutes from parks, schools, restaurants, shopping, and easy access to Calgary Trail and the Henday. (id:6769)

Den 3.30 \* 3.42

Recreation room 3.77 \* 6.91

Family room 5.42 \* 3.76

Bedroom 4 2.53 \* 3.49

Living room 3.95 \* 6.03

Dining room 3.66 \* 3.05

Kitchen 3.66 \* 4.18

Primary Bedroom 3.66 \* 3.35

Bedroom 2 3.50 \* 2.73

Bedroom 3 3.50 \* 2.74

Listing Presented By:



Originally Listed by:  
Century 21 Masters

**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.