



## Edmonton Alberta

\$385,000

Nestled on a quiet street in the family-friendly community of Callaghan, this home backs onto no rear neighbours and offers a large, fully fenced south-facing backyard with a spacious deck, perfect for summer enjoyment. The open-concept main floor features hardwood flooring throughout the living and dining areas. The kitchen boasts granite countertops, tile backsplash, ample cabinetry, and a large centre island. Patio doors lead to the backyard, while a convenient 2-piece powder room completes the level. Upstairs offers three spacious bedrooms, including a primary suite with double closets and a private ensuite. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. Conveniently located near schools, shopping, transit, parks, and amenities, with quick access to Ellerslie Road, Anthony Henday Drive, 41 Avenue SW, and Highway 2. (id:6769)

Living room 4.16 x 3.41

Dining room 2.58 x 2.42

Kitchen 3.17 x 2.46

Primary Bedroom 4.77 x 3.37

Bedroom 2 4.20 x 2.86

Bedroom 3 4.23 x 2.85

Listing Presented By:



Originally Listed by:  
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