



## Edmonton Alberta

\$499,000

Discover this 2-storey home nestled in the Crystallina Nera West community, just steps from Crystallina Lake. Perfectly positioned near walking trails, amenities, and quick access to the Anthony Henday, this home offers both convenience & tranquility. The property features a fully separate legal basement suite with an exterior entrance, providing complete privacy. No shared laundry as each unit has its own washer/dryer. Upstairs you'll find a spacious primary bedroom with an ensuite bathroom & walk-in closet, along with 2 additional bedrooms, a 4-pce bathroom and laundry facilities. The main level boasts an open-concept kitchen, dining and living area-ideal for entertaining-plus a handy 2-pce bathroom and direct access to the double attached garage. The basement suite includes a comfortable bedroom with a 4-piece ensuite and walk-in closet, a full kitchen and its own washer and dryer, making it perfect for extended family, tenants, or additional income. Extras include hot water on demand and AC upstairs. (id:6769)

Family room 12.3' x 10.7'

Bedroom 4 9.9' x 12.3'

Second Kitchen 6.5' x 8.7'

Breakfast 4.8' x 5.8'

Living room 13.6' x 13'

Dining room 11.5' x 5.5'

Kitchen 14.4' x 14.1'

Primary Bedroom 13' x 12.7'

Bedroom 2 9.5' x 13.2'

Bedroom 3 9.7' x 12'

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

**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.