



## Edmonton Alberta

\$424,500

Welcome to this beautifully designed home in sought-after Cavanagh, where style, space, and location come together effortlessly. Offering just under 1500 sq. ft. of thoughtfully planned living with soaring 9-foot ceilings throughout. The main floor showcases a modern kitchen flowing seamlessly into the living and dining areas, HARDWOOD FLOORING, perfect for hosting or relaxing with family. Upstairs, enjoy the flexibility of a bonus room with tons of NATURAL LIGHT, a spacious primary retreat complete with walk-in closet and private ensuite, plus two additional well-sized bedrooms. The unfinished basement is a blank canvas ready for your personal vision POTENTIAL SEPARATE ENTRANCE. Step outside to a peaceful backyard backing onto green space with NO NEIGHBOURS BACKING, your own private escape. Close to schools, parks, shopping, major routes, and minutes from the airport, this home truly checks every box. (id:6769)

Living room 3.66 m X 5.65 m

Dining room 3.08 m X 2.61 m

Kitchen 2.74 m X 3.3 m

Family room 2.96 m X 3.49 m

Primary Bedroom 3.33 m X 5.93 m

Bedroom 2 2.71 m X 3.01 m

Bedroom 3 2.75 m X 4.25 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**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.