



## Edmonton Alberta

\$490,000

Beautiful move-in ready home tucked away on a quiet street by a large park. Enjoy modern appliances, updated windows, and improved insulation for year-round comfort and efficiency. The thoughtfully designed layout features three bedrooms upstairs and two additional bedrooms downstairs, ideal for families, guests, or home office space. An open main floor flows seamlessly into a spacious lower-level recreation room, creating inviting living and entertaining areas throughout. The oversized double garage comfortably fits two vehicles with extra room for storage or a workshop. Additional highlights include a natural gas line to the BBQ and bright, open living spaces filled with natural light. Just a short walk to Ermineskin Park, grocery stores, and the LRT, with quick access to South Common, schools, Calgary Trail, Whitemud Drive, and Anthony Henday--this home combines comfort, space, and unbeatable location. (id:6769)

Family room 7.97 m X 4.37 m

Bedroom 4 4.91 m X 4.02 m

Utility room 4 m X 3.44 m

Bedroom 5 3.86 m X 3.83 m

Living room 4.34 m X 4.21 m

Dining room 4.12 m X 2.82 m

Kitchen 4.53 m X 2.72 m

Primary Bedroom 4.19 m X 3.91 m

Bedroom 2 3.06 m X 3 m

Bedroom 3 3.05 m X 2.44 m

Listing Presented By:



Originally Listed by:  
Bode

**RE/MAX ELITE**

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