



## Edmonton Alberta

\$539,999

Welcome to this beautifully maintained 2-storey home offering stylish & functional living space in the community of Callaghan. The bright, open-concept main floor features 9' ceilings, a spacious living room & dining area w/patio doors leading to an EXTRA-LARGE DECK--perfect for entertaining. The modern kitchen boasts NEW SS APPLIANCES, a large island & stunning NEW QUARDZ COUNTERTOPS. Upstairs, you'll find a spacious primary bedroom w/walk-in closet & a luxurious 4-piece ensuite featuring a SOAKER TUB & SEPARATE SHOWER. Two additional bedrooms, a full bathroom & a standout BONUS ROOM w/HUGE WINDOWS provide the perfect setting for family gatherings or movie nights. Recent upgrades include a NEW FURNACE (2026), FRESH PAINT & NEW APPLIANCES (2026). The drywalled double garage, fully fenced backyard & unspoiled basement (potential for separate side entrance) & TWO WINDOWS offer endless possibilities. Ideally located close to Schools, Rec-centre, Superstore, Shopping, Public Transit, Trails & all amenities. (id:6769)

Living room 3.9m x 3.9m

Dining room 2.7m x 3.6m

Kitchen 2.7m x 3.6m

Primary Bedroom 3.8m x 4m

Bedroom 2 2.7m x 4m

Bedroom 3 3.1m x 4m

Bonus Room 4.1m x 3.9m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://pawanbadesha.ca/>

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