



## Edmonton Alberta

\$500,000

A rare opportunity to own a beautifully maintained home located on a quiet family friendly cul-de-sac. The main floor features a bright open-concept layout with a sunny south facing living room, spacious kitchen, central island, and seamless flow into the dining area, perfect for everyday living and entertaining. A SPACIOUS BACK MUDROOM and main floor laundry add convenience. Upstairs offers three well-sized bedrooms including a generous primary retreat with massive walk-in closet and private ensuite. The unspoiled basement provides future potential. Enjoy access to The Orchards Residents Association with skating rink, spray park, playgrounds, tennis courts, and year-round programming. Features include a new electric fireplace and CENTRAL AIR CONDITIONING, FRESH neutral paint, Durable Laminate Flooring, Private Backyard (just one neighbour) and LUSH Landscaping! (id:6769)

Living room 4.55 m X 4.58 m

Dining room 4.01 m X 2.89 m

Kitchen 4.12 m X 3.73 m

Mud room 1.94 m X 2.15 m

Primary Bedroom 4.53 m X 4.86 m

Bedroom 2 2.7 m X 4.24 m

Bedroom 3 2.92 m X 3.21 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.riverbendricky.com/>

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