



## Edmonton Alberta

\$340,000

Welcome to this well-cared-for bi-level home located in the community of Minchau! Offering over 1,163 sq ft of total developed living space, this move-in-ready property features 3 bedrooms and 1.2 bathrooms, making it perfect for first-time buyers, growing families, or anyone looking for an affordable home. Upgrades include a new hot water tank (2025), 4 piece bathroom, newer copper plumbing, fresh paint throughout, and 30-year shingles (2014). The main level offers, a bright kitchen with stainless steel appliances, spacious living area, bedroom, and convenient half bath. Downstairs is filled with natural light and features two large bedrooms, a renovated full bathroom, and laundry area. Enjoy the massive backyard complete with a 15x22 deck, perfect for entertaining, plus a large shed for extra storage. Conveniently located close to schools, parks, walking trails, shopping, LRT, Whitemud Drive, and Anthony Henday. (id:6769)

Primary Bedroom 3.29 m X 4 m

Bedroom 3 2.66 m X 4.73 m

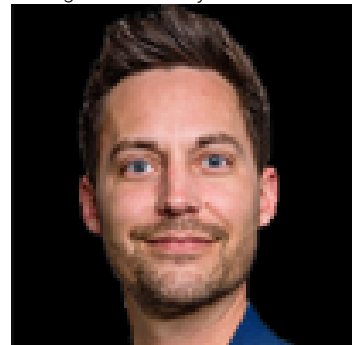
Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 2.76 m X 3.09 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://www.edmontonhomeliving.com/>

**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.