



Edmonton Alberta

\$539,900

FACING THE RAVINE in family-friendly Minchau! Enjoy peaceful views from the large covered front veranda, then step inside to a grand staircase, sunken living room and formal dining room. The bright kitchen features white cabinets, granite counters, stainless steel appliances and a dining nook overlooking the huge backyard. Upstairs offers 3 bedrooms, including a spacious primary with a huge custom-shelved walk-in closet, plus a main bath with double sinks and convenient laundry. The fully finished basement adds a 4th bedroom, room for recreation and movie nights, insulated floors and a charming clawfoot-tub bath. You'll love the oversized HEATED garage and rear alley access with potential RV parking. BIG 2023 Clean Energy Improvement Program Upgrades: solar panels to help offset power costs, a heat pump for efficient heating and central A/C, a high-efficiency gas furnace and a heat pump water heater. Walk to Minchau School and nearby ravine trails! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

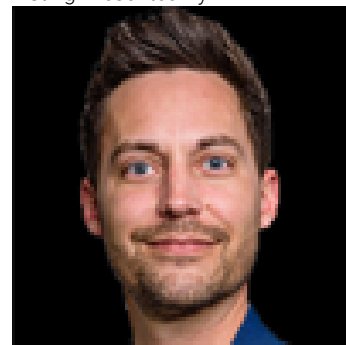
Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty



REMAX Excellence

201, 5607-199 Street, 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.