



## Edmonton Alberta

\$375,000

Welcome to this well-maintained bi-level nestled on a family-friendly street in the mature community of Sakaw. Perfect for a growing family or first-time buyer, this home stands out with its triple-car driveway and NO rear neighbours! Upgrades include new shingles (2021), hot water tank (2023), furnace (2018), central air conditioning, water softening system, exterior doors (2021), and upper level windows (2014). The main floor offers a functional layout with a spacious living room, formal dining area, and well appointed kitchen. 3 bedrooms and a 4pc bathroom complete the level, including the primary bedroom with a walk-in closet and private 3pc ensuite. The full sized basement offers excellent development potential and awaits your finishing touches. Step outside to enjoy the exceptional South-facing yard backing onto green space offering both peace and privacy. Ideally located just minutes from Anthony Henday Drive, public transit, schools, shopping, and recreational amenities. (id:6769)

Living room 5.6 m X 3.7 m

Dining room 3.8 m X 2.9 m

Kitchen 4.5 m X 2.6 m

Primary Bedroom 3.4 m X 4.1 m

Bedroom 2 3.1 m X 3 m

Bedroom 3 3.4 m X 2.3 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://realtyninedmonton.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.