



## Edmonton Alberta

\$449,900

This charming 2-storey home in Holyrood, Edmonton, offers 1,264 sq ft of functional living space. It features three bedrooms upstairs, along with two full bathrooms and a 2-piece ensuite in the primary bedroom, ideal for families or first-time buyers. The main level provides a welcoming layout perfect for daily living and entertaining. Situated on a spacious 54' x 130' lot, there's plenty of outdoor space for gardening or future improvements. The property already has a triple car garage pad started, offering parking flexibility and extra storage options. Move-in ready, this home is a great opportunity for those looking to own in a family-friendly neighbourhood. Well-maintained and thoughtfully designed, it combines comfort and practicality in a convenient location. Perfect for first-time buyers seeking a solid, comfortable home with room to grow.

(id:6769)

Family room Measurements not available

Living room Measurements not available

Dining room Measurements not available

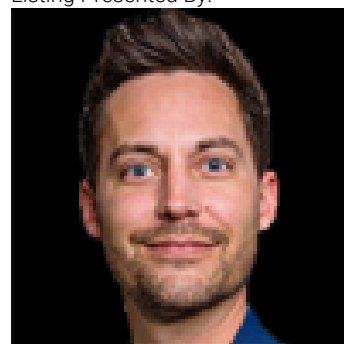
Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com