



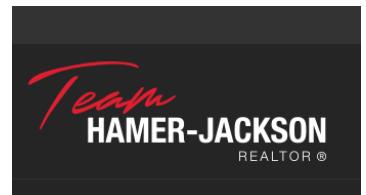
CLASSIC CLARENDON Built Home offered for sale from the Original Owner! Located in family friendly OLD RIVERBEND with quiet tree-lined streets, top-tier schools, river valley trails, and quick access to Whitemud, U of A, and downtown. The main floor offers exceptional flow and scale with a large front living room, formal dining space, a bright kitchen, and an oversized family room with fireplace--ideal for both everyday living and entertaining. A main-floor bedroom and convenient 2-piece bath add flexibility for guests or a home office. Upstairs features a spacious primary retreat with ensuite, two additional bedrooms, and a full bath - basement hosts a massive open utility/recreation area, laundry, and abundant storage--perfect for hobbies, extended family, or future customization. MASSiVE lot, facing William Bradley Moore park, backing greenspace with SUNNY SOUTH EXPOSURE and OVERSiZED Detached garage. A rare opportunity to make this property your own. (id:6769)

**Ricky D. Hill**

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