



Edmonton Alberta

\$750,000

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)

Second Kitchen 3.75 m X 6.36 m

Storage 3.82 m X 4.89 m

Storage 4.3 m X 4.93 m

Utility room 4.3 m X 13.13 m

Living room 4.62 m X 6.47 m

Dining room 4.38 m X 3.58 m

Kitchen 4.68 m X 3.35 m

Family room Measurements not available

Bedroom 4 3.56 m X 4.55 m

Primary Bedroom 4.01 m X 4.4 m

Bedroom 2 3.49 m X 3.18 m

Bedroom 3 4.58 m X 3.32 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.riverbendricky.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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.