



## Edmonton Alberta

\$598,800

Location, location, location! Backing onto the splash park & steps from Terwillegar Park, this beautifully maintained 4-bedroom + den, 3.5-bath home offers over 2,700 sq ft of living space, including a fully finished basement. The open-concept main floor overlooks the park & features beautiful flooring throughout & central AC for year-round comfort. Upstairs, a cozy bonus room is perfect for movie nights or cheering on the Oilers, with plenty of space for kids & parents working from home. The outdoor area includes a huge backyard ideal for gardening, a wide side yard, & a gate with direct access to the water park--perfect for families & outdoor lovers. Walk to Remedy Cafe, Freson Bros, top-rated schools, parks, trails, & the Terwillegar Rec Centre. With easy access to Anthony Henday & 23rd Ave, this move-in-ready home is located in one of Edmonton's most walkable & family-friendly communities. A rare opportunity to own a stylish, spacious home in a safe & vibrant neighborhood. Don't miss out! (id:6769)

Bedroom 4 Measurements not available

Recreation room Measurements not available

Storage Measurements not available

Living room 4.75 m X 4.12 m

Dining room 3.7 m X 2.88 m

Kitchen 3.86 m X 2.96 m

Primary Bedroom 4.64 m X 3.86 m

Bedroom 2 3.24 m X 2.64 m

Bedroom 3 3.22 m X 3.08 m

Bonus Room 5.68 m X 4.43 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.realtyedmonton.ca/>



Royal

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