



## Edmonton Alberta

\$578,800

Great location for a young family, steps from St Mary Catholic & Earl Buxton Elementary schools! This is the ideal entry level home, built by Birkholz Homes, in a highly sought after family neighbourhood close to playgrounds, Community League & bus to U of A. Situated just a short walk from Terwillegar Park & the river valley with its peaceful wilderness trails, near shopping in Riverbend Square & quick access to Whitemud Fwy. The present owner is an avid gardener who has created a beautiful perennial garden. Spacious foyer, large living/dining room, oak kitchen, family room with wood burning fireplace, 2 piece guest bathroom complete the main floor. Direct access from the hallway to the heated double attached garage. There are FOUR BEDROOMS & 2 BATHROOMS upstairs. The primary has a 3 pce ensuite. The basement is partially developed with the perimeter walls insulated and drywalled which would make it a great area for children to play. The laundry is also there. Renovate & make it your for ever home! (id:6769)

Laundry room Measurements not available

Living room 4.07 m X 5.6 m

Dining room 3.96 m X 3.68 m

Kitchen 4.73 m X 2.52 m

Family room 6.24 m X 3.98 m

Primary Bedroom 3.8 m X 3.98 m

Bedroom 2 3.23 m X 3.23 m

Bedroom 3 3.5 m X 3.24 m

Bedroom 4 2.43 m X 3.98 m

Listing Presented By:



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