



## St. Albert Alberta

\$458,800

Over 2200 sq ft four level split across from park featuring a 30x20' garage plus RV parking! A spacious front foyer opens to the living room with corner windows allowing in plenty of natural light. There is a formal dining room plus a full kitchen with nook eating area. The kitchen features a center island, pantry and patio doors leading to a private, beautiful backyard. The third level family room with gas fireplace. There is also a bedroom, huge laundry room and 3 pce bath on this level. The upper level has two bedrooms including the sizable primary bedroom with walk in closet, a second closet and a huge 4 piece ensuite. There is another 4pce bath on this level. The backyard has an assortment of mature trees and shrubs plus a gazebo/shed. The carpet on the upper level needs replacing as well as some other tlc required so it offers the perfect opportunity for a buyer to turn into their dream home. Lower level is partially finished with storage room and work shop. Excellent Erin Ridge location! (id:6769)

Workshop Measurements not available

Family room 5.9 m X 4.3 m

Bedroom 3 3.1 m X 2.8 m

Laundry room Measurements not available

Living room 3.3 m X 5.5 m

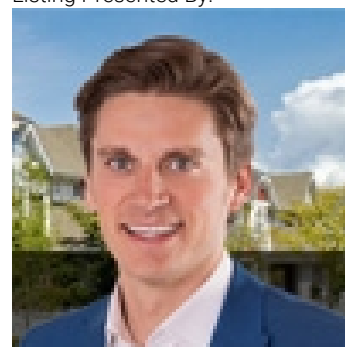
Dining room 5.2 m X 3.3 m

Kitchen 5.6 m X 4.5 m

Primary Bedroom 7 m X 4 m

Bedroom 2 3.7 m X 3.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.calldale4asale.com/>



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