



**3pc Bathroom**

**Basement**

**7`6" x 5`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7911475**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Open house Nov 10(Sunday) 1:00-4:00pm! This very affordable 4-bedroom bi-level home offers nearly 1,700 square feet of comfortable living space in the highly desirable community of Whitehorn. Situated on a quiet street, the house enjoys an excellent location just a 5-minute walk to the LRT station, with easy access to Sunridge Mall, Peter Lougheed Hospital, and Village Square Leisure Centre, all within a short drive. The main level features a bright and spacious living room, a kitchen with an adjoining dining area, and two generously sized bedrooms, along with a 4-piece bathroom. The lower level provides two additional bedrooms, a large living room perfect for family gatherings, and a newly renovated 3pc bathroom completed in 2024. Recent upgrades make this home move-in ready, including fresh paint(2024), shingle roof(2022), gas stove(2023), range hood(2024), primary bedroom reclaimed wood wall(2023), shed(2019), newer windows. This home combines space, convenience, and recent updates, offering tremendous value. Don't miss this opportunity—Schedule a showing today!**

Inclusions: **washer and dryer, gas stove, range hood, refrigerator**  
Property Listed By: **Homecare Realty Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











