

824 CANYON TRAIL

YORKVILLE





3 BEDROOM
2 BATH
TAXES: 7,785
ASSESSMENTS: \$300/YEAR

BEAUTIFUL RANCH HOME WITH IMMACULATE UPDATES AND FULL BASEMENT!

This meticulously maintained ranch home is a perfect blend of style and comfort, boasting an open-concept design with soaring vaulted ceilings and an elegant tray ceiling in the master suite. The kitchen is a chef's delight, featuring Corian countertops and stainless-steel appliances.

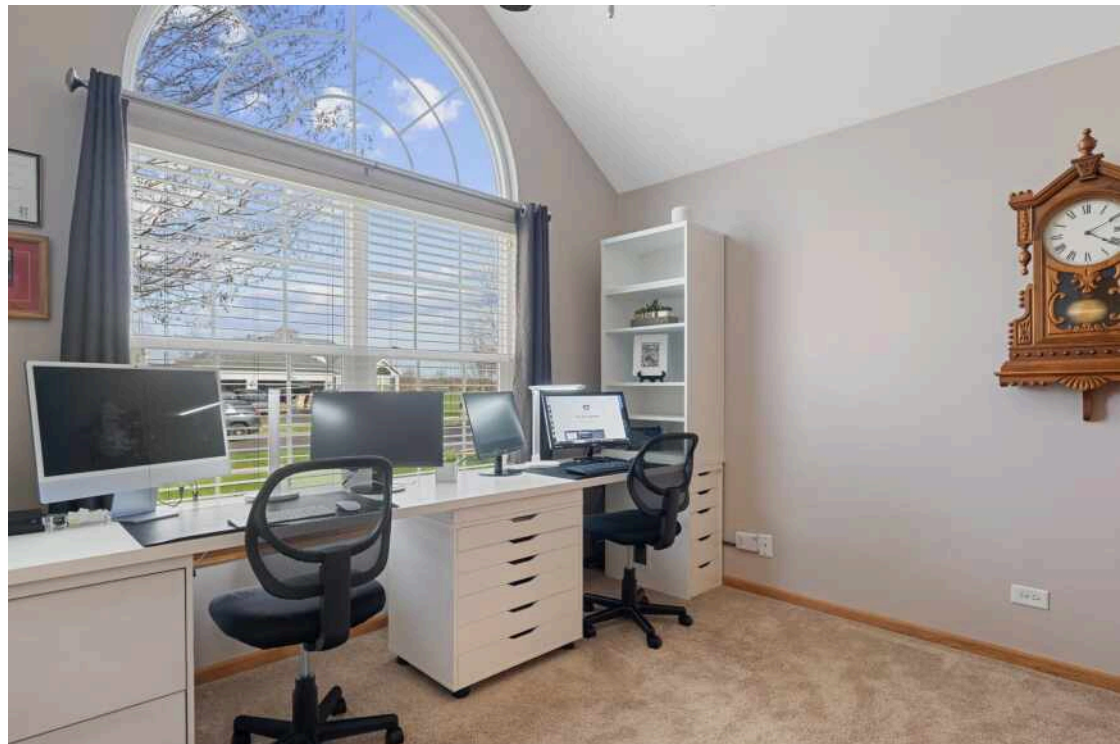
Every detail has been thoughtfully cared for—new mechanicals, updated windows, and a recently replaced roof (all within the past six years). The partly finished basement offers endless potential, including a spacious back room ready to transform into extra living space. With plumbing for a bathroom and a passive radon mitigation system in place, it's a space you'll love customizing.

Step outside to a backyard oasis that opens to peaceful green space. Relax under the pergola, which stays with the home, and enjoy the serene views. The park and playground are a stone's throw away. Current owners have loved the open concept layout and the views from the backyard above everything else!

This home is truly move-in ready and waiting for you to create memories.









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JULIE CROEGAERT, REAL ESTATE AGENT

RENE®, SRES®, SFR®, ABR®

CELL: 630.849.8052

JULIECROEGAERT@ATPROPERTIES.COM

jc
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