



13431 109 Street Edmonton AB

\$314,900

ROSSLYN - this beautiful well-kept 3bdrm home has a privately fenced yard and double heated garage out back, with a cute park out front to look at from the living room. Convenience inside, with no stairs to tackle and laundry on the main floor! Front entrance opens up to the spacious living room with a den/nook, then onto the bright, open kitchen & dining area, with the laundry room off-side and door leading to the backyard (great for BBQ season). Down the hall are 3 spacious bedrooms and a large 4pc updated bathroom. This cozy home is bright and cheerful with large updated vinyl windows throughout. The colors are neutral here, but if you wanted to change it up to match your style, a quick coat of paint & flooring would give a completely different feel! Great neighbourhood for a family or any scenario, with nearby leisure centre/pool, large dog park, schools, mall, health centre and more. **wouldn't you rather a home with a picnic-park view out the living room window instead of a house?

Listing Presented By:



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