



## 1440 GRANT Way Edmonton AB

\$435,000

Packed full of upgrades this house is an absolute must see on the west end. Step into the generous sized front room and warm yourself beside the gas fireplace or hop into the kitchen and make a cup of coffee while we tour this home. Upstairs you'll find a primary bedroom with full 4 piece ensuite and walk in closet as well as 2 more bedrooms sharing a jack and jill 4 piece bathroom. Everyone gets an ensuite here. The basement offers 2 more generous sized bedrooms as well as another full bathroom, so guests and teenagers alike will be very comfortable. Step outside onto the low maintenance landscaping and into a unique garage, with parking for 2 and loft above for either storage or a flex space. Go ahead and be creative. With new floors, paint and trim from top to bottom as well as central A/C, updated appliances, and newer furnace and hot water tank, this home shows like new.

Listing Presented By:



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