



## Edmonton Alberta

\$545,000

4 spacious bedrooms on one level! This house at over 2900 sq ft of developed living space, 4 bedrooms. 3.5 baths + main floor den/flex room & space to put in more bedrooms in the basement has lots of room for a family to grow in to. House is lovingly maintained & well cared for. Upgrades include 50 year shingles (2020), high efficiency furnace (2020), hot water tank (2020), garage door (2023) & dishwasher (2025). Live in sync with nature with house situated across the street from Blackburn park/nature reserve, All amenities on Ellerslie Road, 23rd Ave & South Common. Quick access to Anthony Henday, Calgary Trail, Gateway BV & Whitemud Drive. Convenient access to University, downtown, west & east Edmonton & with Heritage Valley Park & Ride station & new LRT line expansion under construction. (id:6769)

Recreation room 6.37 m X 3.62 m

Living room 4.58 m X 3.79 m

Dining room 3.25 m X 2.62 m

Kitchen 3.47 m X 2.9 m

Family room 4.04 m X 3.78 m

Den 3.29 m X 3.05 m

Primary Bedroom 5.41 m X 3.81 m

Bedroom 2 4.56 m X 3.13 m

Bedroom 3 3.4 m X 2.69 m

Bedroom 4 4.09 m X 3.31 m

Listing Presented By:



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