



## Edmonton Alberta

\$539,900

Pristine, extensively upgraded 1,868 sq.ft. 2-storey w/fully finished basement, offering 4 bedrooms + den/5th bedroom & 3.5 baths! Lovingly maintained by the original owners, this exceptional family home features warm oak hardwood floors, a bright front living room, formal dining room, updated kitchen w/newer counters, backsplash, sink & tap, plus custom California Closets throughout. The sunken family room offers a gas fireplace, while the spacious laundry room incl. sink, storage & folding counter. 3 bdrms upstairs incl. a large primary w/walk-in closet & 3-pc ensuite. The finished basement adds a huge 4th bdrm, den/5th bdrm, 4-pc bath & large rec room. Heated 22x24 garage. Park-like 756 sq.m. yard w/pergola, mature trees, powered 8x16 shed & playhouse. Major upgrades incl: Poly-B removal (2026), furnace (2018), HWT (2019), A/C (2019), shingles (2016), upper windows (2015), deck & fence (2018) & stove (2024). Walk to parks, the Francophone school & enjoy quick Henday access. Nothing to do but move in! (id:6769)

Den 3.3 m X 3.1 m

Bedroom 4 5.82 m X 3.49 m

Recreation room 6.86 m X 5.12 m

Storage 2.39 m X 1.23 m

Storage 2.34 m X 1.51 m

Utility room 3.23 m X 2.38 m

Living room 4.15 m X 3.58 m

Dining room 4.17 m X 3.66 m

Kitchen 3.46 m X 2.79 m

Family room 5.49 m X 3.65 m

Breakfast 4.26 m X 3.05 m

Laundry room 3.64 m X 2.23 m

Primary Bedroom 4.01 m X 3.7 m

Bedroom 2 3.85 m X 2.99 m

Bedroom 3 4.44 m X 2.66 m

Listing Presented By:



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Royal Lepage Arteam Realty

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