



## Edmonton Alberta

\$390,000

This charming 2-storey home is nestled in a family-friendly neighborhood and is truly move-in ready AND backing onto a park! Featuring 2+1 bedrooms, 2.5 bathrooms, and a fully finished basement, this home has had nearly everything updated. Enjoy the durability of vinyl plank flooring, a high-efficiency furnace (2022), newer shingles (2021), newer basement bathroom, newer windows, fence, and modern light fixtures throughout. The bright south-facing living room with a cozy wood-burning fireplace flows into the dining area and functional kitchen. Double doors lead to your deck and large yard overlooking the park—perfect for outdoor living and offering plenty of privacy. Upstairs offers 2 spacious bedrooms and a full bath. The basement includes a large family room, 3rd bedroom, and a full bath. Long driveway offers plenty of parking. This one checks all the boxes! (id:6769)

Family room 3.48 m X 4.56 m

Bedroom 3 2.65 m X 4.36 m

Living room 3.76 m X 5.26 m

Dining room 2.9 m X 3.49 m

Kitchen 2.83 m X 3.2 m

Primary Bedroom 3.77 m X 4.71 m

Bedroom 2 2.52 m X 3.76 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.rachelfung.ca/>



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