



## Edmonton Alberta

\$624,999

Charming 4-bedroom character family home in Groat Estates, offering over 2,000 sq.ft. across 3 levels! The main floor features a spacious yet cozy living room with stunning fireplace, Formal dinning area and a unique industrial-style kitchen. Upstairs, the second floor boasts a large primary bedroom with a sitting area, a bonus room, a full bathroom, and another spacious bedroom with its own sitting area. On the third floor, you'll find two additional bedrooms, a play area, and a child-size 2pc bathroom perfect for the little ones. The unfinished basement includes a laundry room and plenty of storage. Updates include central AC, a new roof (2024), garage door with 220V (2025) in garage for Electric vehicles, and updated dishwasher, fridge, washer, and dryer (2025). Sump (2025). Zoned RF3 (id:6769)

Living room 3.71 m X 5.66 m

Dining room 4.39 m X 3.55 m

Kitchen 4.32 m X 3.25 m

Family room 1.88 m X 2.74 m

Den 1.73 m X 3.28 m

Primary Bedroom 4.06 m X 3.75 m

Bedroom 2 4.06 m X 3.28 m

Bedroom 3 1.88 m X 5.44 m

Bedroom 4 1.88 m X 4.88 m

Bonus Room 3.23 m X 4.22 m

Listing Presented By:



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<http://www.tawniemisik.com/>



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