



## Edmonton Alberta

\$475,000

Located on a quiet street in Pleasantview, on a large 45'X123' lot, this lovingly maintained home offers comfort, charm, and great potential. Pride of ownership is evident throughout, with a warm and inviting layout designed for everyday living. The main floor offers a front gathering room separate from the open-concept rear living space, which includes a large kitchen, dining nook, and spacious living room--all filled with natural light from the abundance of windows. The generously-sized bedrooms provide comfortable accommodations. The fully finished basement includes a renovated 4-piece bathroom, a huge recreation room, and the potential to add a fourth bedroom by enlarging a window for egress. Utility and lots of storage space. Outside, enjoy a large deck overlooking the beautifully landscaped yard--perfect for relaxing or entertaining. Completing the property is a double detached heated garage. An excellent opportunity in a desirable, family-friendly neighbourhood close to schools, parks, and amenities (id:6769)

Den Measurements not available

Recreation room Measurements not available

Living room 4 m X 6.68 m

Dining room Measurements not available

Kitchen 3.27 m X 4.49 m

Family room 4.53 m X 4.17 m

Primary Bedroom 3.44 m X 3.35 m

Bedroom 2 2.94 m X 2.41 m

Bedroom 3 3.44 m X 2.47 m

Listing Presented By:



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