



Edmonton Alberta

\$569,900

2nd owner, very well loved, 4 bedrooms, 2 & 1/2 bathrooms home in quiet cul de sac location that is within walking distance to highly sought after George P Nicolson K-6 school. There are 2170 sq ft of living space on the main & upper floors. Another 1020 SF of undeveloped basement living space for a family to grow into. Formal living room & dining room on the main floor as well as office/bedroom flex room. Main floor laundry. 3 spacious bedrooms on the upper floor, including primary bedroom with walk in closet & full ensuite w/2 person soaker tub, stand alone shower & room to put in double vanities. Beautiful, relandscaped, low maintenance west facing backyard w/mature trees for lots of privacy. Expansive newer dura deck to soak in the sun. 21 x 21 garage w/epoxy coated floors. Other upgrades include HWT 2026, central AC, water softener, HE furnace 2009 & singles 2016. Quick access to Henday ring road & Heritage Valley Park & ride. Convenient LRT transportation to all Edmonton destinations. (id:6769)

Living room 3.53 m X 3.42 m

Dining room 3.59 m X 3.42 m

Kitchen 3.46 m X 2.69 m

Family room 4.91 m X 3.64 m

Bedroom 4 2.89 m X 2.73 m

Breakfast Measurements not available

Primary Bedroom 4.76 m X 3.44 m

Bedroom 2 3.69 m X 3.45 m

Bedroom 3 3.65 m X 3.43 m

Listing Presented By:



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