



Edmonton Alberta

\$542,500

From morning coffee on the east-facing deck overlooking the meticulously landscaped yard to sunsets on the charming west-facing veranda, this move in ready 3+1 bdrm, 3.5 bath home blends comfort & style. Set on a beautiful tree-canopied street, surrounded by an established streetscape of single-family homes, great neighbours and a strong sense of community. Inside, hardwood anchors the bright open-concept main floor, where an impressive wall of windows fills the space with natural light. The stylish kitchen flows into the dining & living area—central A/C keeps summer days cool, while the gas F/P makes winter nights cozy. Upstairs, the primary offers a W/I closet & 4-pc ensuite, plus 2 bdrms & 4-pc bath. The F/F bsmt offers a spacious rec room, 2nd F/P, gorgeous 3-pc bath & large 4th bdrm. Leave the cars in the dbl garage & walk to vibrant 124 St. shops, restaurants, market, bakery & off-leash park, or take the nearby walking/biking trail to the Brewery District & downtown. Come see it & fall in love! (id:6769)

Bedroom 4 3.89 m X 3.14 m

Recreation room 5.47 m X 4.42 m

Utility room 2.97 m X 1.89 m

Living room 3.5 m X 4.55 m

Dining room 2.27 m X 4.16 m

Kitchen 3.57 m X 3.84 m

Den 2.4 m X 3.03 m

Primary Bedroom 3.82 m X 3.85 m

Bedroom 2 2.82 m X 3.59 m

Bedroom 3 2.82 m X 3.92 m

Laundry room 2.39 m X 1.8 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

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



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