



## Edmonton Alberta

\$399,900

Welcome to your cozy retreat! This charming 1.5 storey home welcomes you with an inviting atmosphere & an airy open concept layout, seamlessly connecting the living, dining, and kitchen areas, perfect for entertaining or simply enjoying family time. The focal point of the living room is a stylish electric fireplace, providing warmth and ambiance on chilly evenings. With four bedrooms, there's plenty of space for family, guests, or even a home office. Two bathrooms offer convenience and comfort for busy mornings or relaxing baths after a long day. Step outside onto the deck or patio and discover your own private oasis. Surrounded by a good size yard, there's ample room for outdoor activities, gardening, or simply soaking up the sunshine. Whether you're hosting a barbecue with friends or enjoying a quiet morning coffee, the outdoor space is sure to delight.

Located a short distance away of Kingsway Mall, NAIT, the LRT, Royal Alexandra Hospital and more. ALL THIS HOME NEEDS IS YOU! (id:6769)

Family room 6.48 m X 3.38 m

Primary Bedroom 2.88 m X 6.2 m

Laundry room 3.93 m X 1.93 m

Living room 7.36 m X 3.67 m

Dining room 3.2 m X 3.08 m

Kitchen 5.48 m X 3.69 m

Bedroom 2 3.19 m X 2.74 m

Bedroom 3 4.09 m X 3.64 m

Bedroom 4 4.99 m X 3.64 m

Storage 1.5 m X 1.42 m

Listing Presented By:



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**RE/MAX ELITE**

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