



## Edmonton Alberta

\$549,900

Discover this stunning 4-bedroom, 3.1 bathroom, well-maintained 2-storey family home offering a functional open-concept layout. The main floor features a bright tiled front entry, hardwood flooring, and a spacious kitchen with hardwood flooring, extra cabinets, a large breakfast bar and a dining nook. Convenient main-floor laundry and a 2-piece bathroom. Upstairs includes a spacious bonus room with a gas fireplace, providing additional living space. The primary bedroom includes a 4-pc ensuite bathroom and a walk-in closet. The 2 other bedrooms share a common 4-pc bathroom. The fully finished basement offers a large bedroom, 4-pc bathroom and a recreation room suitable for a variety of uses. Recent upgrades include furnace (2026), shingles (2025), hot water tank (2023), dryer and washer (2024), basement carpet (2022), and new window blinds throughout. Ample storage space. Located in the desirable Canossa neighbourhood, close to schools, shopping center, and public transportation. (id:6769)

Bedroom 4 4.58 x 2.98

Recreation room 4.15 x 3.98

Living room 4.27 x 3.70

Dining room 3.35 x 2.08

Kitchen 3.74 x 3.34

Primary Bedroom 3.97 x 3.74

Bedroom 2 3.79 x 2.83

Bedroom 3 3.03 x 3.54

Bonus Room 5.79 x 4.47

Listing Presented By:



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Grand Realty



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