



## Edmonton Alberta

\$485,000

Charming in Sweet Grass! Step through the front door into a spacious open entryway that immediately feels inviting. Turn to the living room and discover stunning hardwood floors and a bright, light-filled living room that creates a warm and inviting atmosphere. Over 2100 sq ft of finished space. Recent upgrades include a new furnace, paint, carpet, vinyl windows, and shingles. The fully finished basement boasts a huge rec room, additional bdr, den/office, and a convenient 3-piece bath, perfect for guests or extra living space. Outside you'll find a massive backyard ideal for entertaining and relaxing, along with an oversized double detached garage offering ample parking and storage. Located in the highly desirable community of Sweet Grass, this home borders a walking path that leads directly to Sweet Grass Elementary. Enjoy easy access to the Century Park LRT station, Southgate Mall, and a quick drive to the U of A and Downtown. Move in ready home in an unbeatable family-friendly location! (id:6769)

Bedroom 4 3.49 x 3.33

Recreation room 8.20 x 4.70

Living room 5.79 x 3.36

Dining room 2.96 x 2.46

Kitchen 2.69 x 2.95

Den 3.87 x 3.23

Primary Bedroom 3.45 x 3.98

Bedroom 2 3.67 x 2.74

Bedroom 3 3.43 x 2.47

Mud room 1.66 x 2.24

Listing Presented By:



Originally Listed by:  
Real Broker

<https://corybrownrealtor.com/>



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