



## Edmonton Alberta

\$539,800

Best describes this Charming 4 level split in one of the highly-rated residential neighborhoods in Southwest Edmonton features, a total of 4 bedrooms, den & 3 full baths. It has Approximately 2468 sqft of total living space on all finished levels. Recent Upgrades include, new roof (2019) Furnace (2020) new hot water tank (2025) & new carpet & deck in 2026. Welcoming main floor highlights, a living & dining room combo with Vaulted ceilings. Large Eat-in kitchen with garden door to a Super size deck overlooking, a fully fenced back yard for the family to enjoy. Primary bedroom offers, a 3 piece En-suite & Walk-in closet. Third level features. a massive family room with wood burning fire place, 4th bedroom & a full bath. Basement has a huge rec room, den (large enough to use as a bedroom) utility room, laundry & ample storage space. This great family home is conveniently located nearby School, park/play ground & public transportation with a quick access to Anthony Henday drive. Pride of Ownership is evident! (id:6769)

Primary Bedroom 3.99 m X 4.53 m

Bedroom 2 2.83 m X 3.78 m

Bedroom 3 2.8 m X 3.73 m

Den 4.35 m X 3.16 m

Recreation room 4.45 m X 7.68 m

Utility room 1.37 m X 2.95 m

Family room 5.52 m X 5.66 m

Bedroom 4 2.99 m X 3.64 m

Living room 4.01 m X 4.88 m

Dining room 4.95 m X 3.59 m

Kitchen 2.17 m X 3.7 m

Breakfast 2.55 m X 3.7 m

Listing Presented By:



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Sterling Real Estate



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