



## Edmonton Alberta

\$449,900

Great location in Canossa! This 1383 sq. ft. 2 storey offers a spacious and inviting layout with tile and hardwood flooring throughout the main living area. The flexible floor plan allows space for a formal dining room or additional living room space. The bright, functional kitchen features ample cabinetry and a cozy dinette overlooking the private backyard. Upstairs, you'll find three generous bedrooms, including a spacious primary suite complete with a walk-in closet and full ensuite. The fully finished basement adds even more living space with a fourth bedroom, a large storage room, and a second family room. Enjoy your morning coffee on the charming front veranda or entertain family and friends in the private, spacious backyard. The showstopper is the incredible 24' x 26' dream garage--fully insulated and finished, featuring an 18-foot overhead door and 240V power in two locations, making it ideal for hobbyists, mechanics, or extra workspace. This could be the house you have been waiting for. (id:6769)

Family room 4.02 m X 5.91 m

Bedroom 4 3.35 m X 2.38 m

Laundry room 2.01 m X 3.51 m

Living room 3.49 m X 4.76 m

Dining room 2.19 m X 3.87 m

Kitchen 3.55 m X 3.87 m

Breakfast 3.55 m X 3.87 m

Primary Bedroom 3.66 m X 3.82 m

Bedroom 2 4.08 m X 2.84 m

Bedroom 3 4.12 m X 2.83 m

Listing Presented By:



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RE/MAX River City

<http://www.theclairgroup.com/>



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