



## Edmonton Alberta

\$399,900

Fantastic, convenient location, treed line street, close to all amenities, schools, shopping, Downtown, NAIT, Hospital, Kingsway Mall. Ideal set up to live up stairs and family/roommate down, a complete separate entrance to the basement second living area. Main floor is super sunny/bright, great for the family/entertaining welcoming oversized entry, double closet, hardwood floors and many windows in the living/dining rooms. Living room is large w/a freestanding wood stove fireplace, dining room w/2 built in shelves, coffered ceiling, pot lighting. Kitchen has patio doors to the back deck, many cabinets, updated countertops, all appliances stay. Main floor big bedroom/flex room/den many options. Upstairs is 2 more good sized bedrooms. Basement has a utilities & shared laundry room. Private... 2nd kitchen lots of cabinets, big living room dining nook area, super clean, bright & spacious, all new flooring. large bedroom and newer 3 piece bath/glass shower,. Double detached garage/deck/fenced! 50x150 lot. (id:6769)

Bedroom 4 Measurements not available

Second Kitchen 3.41 m X 2.48 m

Breakfast 2 m X 1.63 m

Living room 4.81 m X 3.5 m

Dining room 3.03 m X 3.53 m

Kitchen 3.44 m X 3.23 m

Primary Bedroom 3.49 m X 2.98 m

Bedroom 2 3.81 m X 3.02 m

Bedroom 3 3.64 m X 3.14 m

Listing Presented By:



Originally Listed by:  
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