



## Edmonton Alberta

\$312,000

Welcome to this charming home nestled in the mature neighborhood of Beacon Heights. This home features 2 bedrooms and 1 bath on the main floor with original hardwood. The white kitchen with plenty of cabinetry is attached to the large dining area with natural light. The living room is separate from the kitchen, making furniture placement a breeze. Upstairs you will find a substantial sized loft. It offers a bright space that could be perfect for an office or primary bedroom. The basement is finished with 1 bedroom, second room has a closed in window, two piece bath, living room & large laundry room. Newer shingles in the last 5 years on the house and it has been freshly painted. The lot size is a generous 50 x 124 feet featuring convenient RV parking and a 70 ft driveway to the single car garage 13.5 x 25 ft with new door. Enjoy plenty of sunshine with your coffee on the east facing patio, overlooking the well manicured backyard including a fire pit. Fully fenced for the kids or fur babies. (id:6769)

Family room 4.1 m X 4.29 m

Bedroom 3 4.35 m X 3.28 m

Utility room 4.22 m X 4.33 m

Living room 4.11 m X 4.34 m

Dining room 1.93 m X 3.42 m

Kitchen 2.51 m X 3.42 m

Primary Bedroom 3.54 m X 3.11 m

Bedroom 2 2.63 m X 3.79 m

Bonus Room 9.03 m X 3.28 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://kim-murrell-hebert.c21.ca/>



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