



## Edmonton Alberta

\$740,000

RENOVATED MID-CENTURY MODERN IN LANSDOWNE! This beautifully updated 3+1 bedroom bi-level has absolutely gorgeous renovations, timeless design, vaulted ceilings, and open floor plan. Bright main floor with huge south-facing windows, spacious living room with decorative fireplace and dining room perfect for entertaining. Recent renovation (2020) added a beam and removed a wall, leading to the custom kitchen with updated appliances, plus new island and added pantry. High-end Kootenay Sparwood hardwood (2020) runs throughout, complemented by new tile in entry and baths, new baseboards, trim and lighting. The upstairs bathrooms were fully remodelled (2020) with tile, custom ensuite shower and vanity. Bright lower level with large windows, spacious family room, bedroom, and major updates: furnace and HWT (2019), added electrical panel (2020), radon system (2025). SBS roof (2021). Heated, insulated detached double garage with new windows, man door (2019) and opener (2022). Huge 638 m<sup>2</sup> pie lot. Welcome Home! (id:6769)

Family room 4.5 m X 5.14 m

Bedroom 4 3.85 m X 4.06 m

Laundry room 3.31 m X 6.05 m

Office 3.26 m X 2.96 m

Recreation room 3.82 m X 7.6 m

Living room 4.6 m X 5.25 m

Dining room 3.39 m X 2.68 m

Kitchen 3.39 m X 5.84 m

Primary Bedroom 4.44 m X 3.54 m

Bedroom 2 4.14 m X 3.31 m

Bedroom 3 2.88 m X 4.06 m

Listing Presented By:



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