



## Edmonton Alberta

\$354,900

Over 1,600sqft of developed living space! This home is located on a quiet street within walking distance to an amazing greenspace- ideal for your kiddos or pets! 3 bedrooms, 2 full bathrooms, central A/C, granite countertops in kitchen, hardwood floor in living room, furnace & plumbing replaced in 2019! This home was raised in 1993 with a concrete foundation! Oversized double garage also built around the same time! This home is spacious with ample natural light! The basement windows are above grade so you do not get the typically basement feel, it is bright, warm & cozy! Wet bar, gas fireplace, big rec room- great for entertaining or family time, 3pc bathroom, 3rd bedroom & big laundry room make this property perfect! Fenced yard, 2-tier deck, gas hookup & room to play! 2min drive to Athlone elementary school & 6min drive to Skyview shopping center! The oversized heated garage has a large parking pad, it's insulated, has an attic with pull down stairs, an air compressor + power for a welder! A must see! (id:6769)

Family room 3.43 m X 8.25 m

Bedroom 3 3.78 m X 2.74 m

Laundry room 2.59 m X 3.93 m

Utility room 2.79 m X 1.72 m

Living room 5.78 m X 5.13 m

Dining room 3.44 m X 2.69 m

Kitchen 2.89 m X 3.04 m

Primary Bedroom 3.28 m X 5.51 m

Bedroom 2 3.2 m X 3.21 m

Listing Presented By:



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