



## Edmonton Alberta

\$429,900

Exceptional opportunity nestled in the heart of Balwin. Welcome to this outstanding BUNGALOW SMART HOME showcasing over 1963 sqft of livable space w/FULLY FINISHED BASEMENT that includes 2nd kitchen, 2 bdrms, large Rec Room, updated 4pc bath, full laundry (w/industrial sized washer/dryer). Smart home features include, Nest thermostat, programmable shower mixer/toilets/mirrors, smart locks/lighting/garage opener, solar panels, sound proofing PLUS heated floors in kitchen & baths. Bright, sunlit living room w/custom storage unit, wainscot feature wall, modern pot lights & woodgrain laminate flooring. Upscale Ikea kitchen is incredible w/trendy appeal & sophisticated finishings anchored by hi-end SS appliances & gas range. Down the hallway, you'll find 2 generously sized bdrms, huge laundry room that provides abundance of storage & fully renovated 4 pc bath. Numerous updates throughout entire home (windows/solid core doors/trim/shingles) enriches the inviting appeal. West backing yard & oversized dble garage. (id:6769)

Bedroom 3 3.84 m X 3.6 m

Bedroom 4 3.73 m X 3.49 m

Second Kitchen 3.26 m X 3.89 m

Laundry room 3.79 m X 1.66 m

Recreation room 3.85 m X 3.3 m

Utility room 3.87 m X 2.33 m

Living room 4.24 m X 5.35 m

Kitchen 4.03 m X 4.5 m

Primary Bedroom 4.15 m X 3.01 m

Bedroom 2 4.15 m X 2.71 m

Laundry room 2.6 m X 2.99 m

Listing Presented By:



Originally Listed by:  
Real Broker

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