



Edmonton Alberta

\$435,000

Welcome to 13111 36 Street NW, Edmonton! This inviting bi-level offers 4 bedrooms & 3 bathrooms, with space for family living & entertaining. Vaulted ceilings, a large bay window & stylish wood-look flooring create a bright main living area. The spacious eat-in kitchen features wood cabinetry, ample counter space, a pantry & patio doors leading to the rear deck. Two main-floor bedrooms include a generous primary with ample closet space & a 4pc ensuite, while a separate 4pc bath serves family & guests. Downstairs, the large rec room with a corner fireplace offers room for movie nights, games or a relaxing retreat. Two additional bedrooms, a 3pc bathroom with laundry & useful storage complete the lower level. Mature trees, established shrubs & garden beds add colour & character outside. Enjoy morning coffee or summer meals on the raised deck overlooking the backyard, with stairs to the lawn & garden areas. An attached double garage & concrete driveway provide convenient parking. Make yourself at home! (id:6769)

Bedroom 3 3.28 m X 4.32 m

Bedroom 4 3.59 m X 3.26 m

Recreation room 6.19 m X 6.81 m

Utility room 2.79 m X 2.36 m

Living room 3.43 m X 4.17 m

Kitchen 3.52 m X 5.5 m

Primary Bedroom 5.08 m X 3.72 m

Bedroom 2 3.04 m X 3.17 m

Listing Presented By:



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Royal LePage Prestige Realty



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