



## Edmonton Alberta

\$374,900

Immaculate well maintained home in Rosslyn - 4 bedrooms, 2 washrooms + double detached garage. The main floor features hardwood floors in the bright & spacious living room + dining room. There is a good sized kitchen, three bedrooms, and a 4 piece bathroom that completes the main floor. The landing at the back door allows for the possibility of a separate suite entrance if someone was looking at making that change. The fully finished basement offers one additional bedroom, a recently upgraded full 3 piece bathroom, a family room, laundry room, storage room. Step outside to enjoy a HUGE fully fenced private yard with room for outdoor entertaining, gardening, or relaxing. Perfect location close to Schools, shopping. Upgrades Include: Triple pane windows 2023, newer shingles 2020 & eaves 2021, hot water tank 2025, upstairs carpet, doors, trim & paint. (id:6769)

Family room 4.01 m X 5.16 m

Bedroom 4 3.3 m X 3.18 m

Laundry room 2.31 m X 3.6 m

Storage 1.38 m X 1.33 m

Utility room 1.15 m X 1.68 m

Living room 4.14 m X 5.13 m

Dining room 3.5 m X 2.62 m

Kitchen 3.39 m X 3.09 m

Primary Bedroom 3.15 m X 3.7 m

Bedroom 2 3.12 m X 2.66 m

Bedroom 3 4.12 m X 2.65 m

Listing Presented By:



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