



## Edmonton Alberta

\$499,900

Thoughtfully updated 3-bed, 3-bath home with fully finished bsmt & dbl att garage. Featuring 1,691 sq ft of comfortable living space, this property blends modern convenience with family-friendly design. Major upgrades incl new HWT, furnace, & shingles (all 2023), plus fully drywalled/insulated garage w/upgraded door. Main flr redesigned 3-pc bath incl full-sized front-load washer/dryer & utility sink for added convenience. Vinyl plank flooring throughout, connecting spacious living & dining areas to bright kitchen w/abundant cabinetry. Upstairs, bathrooms incl custom shelving for extra storage. The bsmt offers a MIL space w/new bathroom fixtures, custom countertop, new cooktop, & high-end built-in microwave/fan, plus a built-in closet w/shoe rack & storage shelves. Enjoy the private backyard oasis w/seasonally enclosed patio, gazebo, deck, hot tub, raised garden beds, & new front step, railing, & landscaping. Two Murphy beds neg. Flexible possession. 2025 taxes: \$4648.77. Lot size 4,192 sq ft/389.5 sq m. (id:6769)

Second Kitchen 1.98 m X 2.09 m  
Recreation room 4.61 m X 3.96 m  
Storage 1.31 m X 1.92 m  
Storage 4.17 m X 3.91 m  
Living room 3.9 m X 3.96 m  
Dining room 3.37 m X 2.85 m

Kitchen 3.37 m X 3.52 m  
Family room 5.78 m X 4.17 m  
Primary Bedroom 4.45 m X 4.11 m  
Bedroom 2 2.95 m X 3.32 m  
Bedroom 3 2.72 m X 3.27 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://sarahkeats.remax.ca/>



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