



## Edmonton Alberta

\$425,000

Charming, well-maintained 3-bedroom family home in the heart of Carlton, perfectly positioned on a quiet cul-de-sac. This 1,426 sq ft home is move-in ready and offers comfortable, versatile living space for growing families. Highlights include: New roof & New Furnace, an oversized double garage (26'x24'), roomy enough to park a truck and store toys or tools, you can access the back yard to park your RV or boat, an amazing, generous lot providing plenty of outdoor space, and a large 22'x12' deck ideal for summer entertaining and family gatherings. A private, family-friendly yard, bright main living areas, functional layout. Walk to Elizabeth Finch K-6 school, enjoy nearby Carlton Park and scenic Carlton Lake, all within easy walking distance. Convenient location offers the calm of a close-knit community with quick access to local amenities. (id:6769)

Living room 4.15 m X 5.59 m

Dining room 3 m X 4.26 m

Kitchen 2.68 m X 4.26 m

Primary Bedroom 4.19 m X 4.5 m

Bedroom 2 3.13 m X 3.64 m

Bedroom 3 3.14 m X 3.75 m

Listing Presented By:



Originally Listed by:  
Liv Real Estate

<http://www.billhatton.ca/>



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