



## Edmonton Alberta

\$574,800

Almost Original Owner Home in Brookside, 54+ years! This 2-storey home has been meticulously cared for over the years & pride of ownership is evident inside & out! The home with 4 bedrooms & 2.5 baths provides ample room for the family & situated on a 62'x120' lot giving you lots of space for outdoor activities. The home has an L-shaped living room with formal dining, kitchen overlooking the back yard, dinette, main floor family room with fireplace, 4th bedroom & main floor laundry room. Upstairs you have a primary with walk-in closet & 3-piece ensuite bath, two more well-sized bedrooms & a 4-piece bath. Downstairs has a large rec room, mechanical and storage rooms. Outside a fully fenced & landscaped yard with a composite deck & detached double garage. Updates include shingles, furnaces, A/C, deck, windows, doors, siding with added insulation, soffit & fascia. Interior finish is a step back to the 70's. Ideal location tucked in on a quiet street & only steps to parks, river valley, schools & so much more! (id:6769)

Den 2.9 m X 3.54 m

Recreation room 6.85 m X 4.01 m

Storage 4.79 m X 4.48 m

Living room 5.58 m X 4.62 m

Dining room 2.93 m X 3.53 m

Kitchen 2.72 m X 3.47 m

Family room 6.17 m X 3.44 m

Bedroom 4 3.71 m X 3.4 m

Breakfast 2.1 m X 3.44 m

Laundry room Measurements not available

Primary Bedroom 4.3 m X 4.6 m

Bedroom 2 3.39 m X 3.05 m

Bedroom 3 3.4 m X 3.07 m

Listing Presented By:



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