



## Edmonton Alberta

\$480,000

Welcome to this spacious 4 level split in sought after Bears paw offering 4 bedrooms and 3 bathrooms with room for a growing family. Double attached garage with convenient entry into the main foyer. Vaulted ceilings, skylights and a wood burning fireplace create a bright inviting main level. The eat in kitchen features patio doors to a large private fenced backyard and deck. Upstairs offers 3 bedrooms including a primary suite with 3 piece ensuite. The lower level includes a family room, fourth bedroom, 3 piece bath and laundry, plus basement storage and a den. Major updates include roof 2021, triple pane windows and patio door 2022, sump pump 2023, furnace and attic insulation 2024, and garage door, brickwork, siding and gutters 2025. Fresh interior paint and refreshed landscaping add lasting value. (id:6769)

Storage 3.9 m X 1.31 m

Den 2.84 m X 2.58 m

Bedroom 4 3.45 m X 3.06 m

Laundry room 1.71 m X 1.66 m

Recreation room 5.46 m X 3.75 m

Living room 5.82 m X 3.88 m

Dining room 2.85 m X 2.84 m

Kitchen 3.52 m X 2.83 m

Primary Bedroom 3.91 m X 3.44 m

Bedroom 2 2.75 m X 2.72 m

Bedroom 3 2.78 m X 2.75 m

Listing Presented By:



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