



## Edmonton Alberta

\$459,900

Fully renovated and family friendly 4 level split with extra large lot and garage in a quiet cul de sac of the desirable Dunluce community. The main floor features luxury vinyl plank flooring throughout the open concept living space and modern kitchen - complete with concrete countertops, island, and SS appliances. The upper level incorporates 2 generous bedrooms, both with custom built-in closets and large windows. the 4pc main bath is bright and stylish with undermount sink and concrete countertop. Just below the main floor is the spacious family room with 3 pc bath, extra-wide windows, and gas fireplace surrounded by built-in shelves and cabinets - perfect for your favourite books or memories. A few steps lower presents the option of a 3rd bedroom or office with another custom built-in. All levels benefit from central A/C. The huge backyard allows plenty of sun for gardening and the 24'x28' garage for big projects. Location is a short walk to schools, parks, and Dunluce Natural Area. New roof in 2023. (id:6769)

Bedroom 3 3.3 m X 5.06 m  
Utility room 3.77 m X 5.82 m  
Family room 7.16 m X 4.52 m  
Living room 3.59 m X 5.66 m

Dining room 3.99 m X 1.99 m  
Kitchen 3.93 m X 3.65 m  
Primary Bedroom 3.54 m X 4.08 m  
Bedroom 2 3.94 m X 3.14 m

Listing Presented By:



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