



## Edmonton Alberta

\$659,000

Welcome to this beautifully maintained Bi-Level home in the desirable community of Matt Berry, situated on a premium WALK-OUT LOT and offering nearly 3,000 sq ft of total developed living space. This spacious home features 5 BEDS, 3 FULL BATHs, and NO CARPET THROUGHOUT, making it perfect for growing families. From the moment you arrive, you'll appreciate the stunning curb appeal, exposed aggregate driveway, and well-kept exterior. Inside, the functional layout offers bright and open living spaces, large windows, and plenty of room for entertaining. The fully developed basement features in-floor heating for year-round comfort, a spacious rec room, and a walkout design with direct backyard access, allowing natural light throughout. Enjoy cozy evenings with two gas fireplaces throughout the home. Outside, the underground sprinkler system helps keep the yard beautifully maintained with ease. Located in a family-friendly neighborhood close to schools, parks, shopping, public transit, and all major amenities. (id:6769)

Bedroom 4 3.32 m X 3.16 m

Bedroom 5 3.86 m X 2.98 m

Recreation room 9.14 m X 5.21 m

Living room 3.65 m X 3.31 m

Dining room 3.81 m X 2.06 m

Kitchen 5.03 m X 2.4 m

Family room 5.29 m X 4.92 m

Bedroom 2 3.65 m X 3.64 m

Bedroom 3 3.9 m X 3.94 m

Primary Bedroom 3.65 m X 5.37 m

Listing Presented By:



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Sable Realty



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