



## Edmonton Alberta

\$459,900

Comfort, space and natural light define this well-designed 2-storey home set on a large pie-shaped lot in a quiet cul-de-sac. The main floor is bright and welcoming, with an open layout that allows conversation and activity to move easily between the kitchen, dining area and living room. South-facing windows fill the space with sunshine throughout the day, while patio doors lead to a wide deck overlooking the backyard—an ideal extension of the home for outdoor living. Everyday routines are simplified with main floor laundry, a mudroom entry, and a convenient 2-piece bathroom. Upstairs offers three comfortable bedrooms, including a spacious primary suite and private ensuite, along with a full main bath. Downstairs, the finished basement provides a large recreation area with flexible space for entertaining, games or relaxing, plus another 2-piece bath.

Blackout security blinds add comfort and privacy on the south-facing side. (id:6769)

Recreation room 7.27 m X 4.73 m

Living room 4.26 m X 4.23 m

Dining room 3.34 m X 2.35 m

Kitchen 3.34 m X 3.71 m

Primary Bedroom 4.09 m X 3.86 m

Bedroom 2 3.4 m X 2.7 m

Bedroom 3 3.84 m X 3.04 m

Listing Presented By:



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Blackmore Real Estate

<https://www.makeityourhome.ca/>



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