



## Edmonton Alberta

\$460,000

This beautifully UPGRADED 5 BED, 3 FULL BATH home is located on a quiet cul-de-sac in the heart of Eaux Claires, in the desirable Lake District. Upgrades include SHINGLES (2022), HWT (2022), STAINLESS STEEL appliances, QUARTZ countertops throughout, newer kitchen cabinetry, & tile backsplash. The main floor has 3 bedrooms, including a primary suite complete with ENSUITE. The FULLY FINISHED basement has a large recreation room, 2 additional bedrooms, and a full bathroom, making it ideal for guests, teenagers, or a home office. Outside, enjoy the FULLY FENCED & LANDSCAPED backyard, complete with a DECK that's perfect for relaxing or entertaining. This move in ready home offers both modern upgrades & function. Enjoy the peace & privacy of a mature suburban neighbourhood while being just minutes from everyday amenities. Parks, walking trails, public transit, shopping, a health centre, fire station, and police are all within 5 km, and Florence Hallock School is just a short walk away. (id:6769)

Family room 16'4" x 29'1"

Bedroom 4 11'10" x 9'4"

Bedroom 5 11'9" x 14'1"

Living room 13' x 16'4"

Kitchen 12'7" x 16'4"

Primary Bedroom 12'1" x 12'4"

Bedroom 2 11'3" x 9'1"

Bedroom 3 11'2" x 10'2"

Listing Presented By:



Originally Listed by:  
Real Broker

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



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