



## Edmonton Alberta

\$599,000

Beautifully maintained 4-bedroom, 3 full bath family home on a huge pie-shaped lot in desirable Britnell! This unique bi-level features 2 separate staircases, creating a functional layout with great flow and privacy. The bright main floor offers large windows, spacious living areas, and an open-concept kitchen with large island, corner pantry, and ample cabinetry. The separate dining room is currently used as a home office and could easily become a 5th bedroom. One bedroom and a full bath complete the main level. The private upper level is dedicated to the spacious primary retreat with full ensuite and a jetted soaker tub. The fully finished basement includes 2 additional bedrooms, a full bath, large family room with cozy gas fireplace, and plenty of space for a growing family. Enjoy the massive backyard with underground sprinklers and a multi-level deck, plus upgrades including GEMSTONE outdoor lighting, tankless hot water and A/C. New roof in 25 & furnace in 24. Close to schools, shopping, and amenities! (id:6769)

Family room Measurements not available x 8.8 m	Kitchen Measurements not available x 3.9 m
Bedroom 3 Measurements not available x 3 m	Den Measurements not available x 3.2 m
Bedroom 4 Measurements not available x 3.2 m	Bedroom 2 Measurements not available x 2.9 m
Living room Measurements not available x 4.1 m	Primary Bedroom Measurements not available x 3.4 m
Dining room Measurements not available x 2.8 m	

Listing Presented By:



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MaxWell Devonshire Realty



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