



## Edmonton Alberta

\$425,000

Fantastic 2-storey home in family-friendly Hollick Kenyon with double attached garage, 4-beds, 2- baths and central A/C. Fresh paint throughout, brand-new carpet and updated light fixtures, this home is guaranteed clean and vacant, ready for immediate possession! Great floorplan has an open-concept kitchen, sunny living room w/cozy fireplace, dining area, and access to private backyard. Kitchen has S/S appliances, central island and corner pantry closet. 4 bedrooms upstairs incl primary suite with walk-in closet and 4 pc ensuite with corner soaker tub and separate shower. 4th bedroom can easily be converted back to a bonus room, if desired. Low-maintenance backyard has artificial grass, raised deck, kids playset and storage shed. Shingles 2022, HWT 2020! Well-located near shopping, schools and all amenities, with easy access to Anthony Henday and Manning Freeway, and a short walk to Hollick Kenyon and Matt Berry park. Pre-inspected; available for your review! Visit the REALTOR Site for more details! (id:6769)

Living room 4.19 m X 4.1 m  
Dining room 2.94 m X 3.22 m  
Kitchen 3.66 m X 3.17 m  
Laundry room 1.7 m X 1.03 m

Primary Bedroom 4.57 m X 3.97 m  
Bedroom 2 5.48 m X 4.33 m  
Bedroom 3 3.26 m X 3.07 m  
Bedroom 4 3.09 m X 2.82 m

Listing Presented By:



Originally Listed by:  
Sweetly

**RE/MAX ELITE**

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