



## Edmonton Alberta

\$439,900

Discover this beautiful FORMER FULLY DEVELOPED SHOWHOME! 4 Total BDRM's ~ 3.5 baths, 2 storey, half duplex, BACKING A WALKING PATH in Carlton! The main floor features an open floor plan-perfect for entertaining! The kitchen features GRANITE COUNTERTOPS, corner pantry, S/S appliances & a large eating bar island. Just off the kitchen is the dining room w/ sliding doors onto the large deck which also provides plenty of natural light. The living rm has a cozy gas fireplace. The main floor is complete with HARDWOOD FLOORS & 2pce bath & mud rm. Upstairs there are 3 bedrooms, 3pce ensuite, main 4pce bathroom & a LAUNDRY ROOM! The primary bedroom has a large WALK IN CLOSET with window. The FULLY FINISHED basement has a large rec room, 4th bedroom & 3pce bath. Additional features include: CENTRAL A/C, Built in speakers PLUS ~ fully finished HEATED single attached garage (13.3w x 21'8 d) The beautiful fully fenced yard completes this magnificent home. This home checks off all the boxes just move in and enjoy! (id:6769)

Family room 5.5 m X 4.79 m

Bedroom 4 2.95 m X 4.17 m

Living room 3.07 m X 4.46 m

Dining room 2.74 m X 3.31 m

Kitchen 2.74 m X 4.64 m

Mud room Measurements not available

Primary Bedroom 3.21 m X 4.36 m

Bedroom 2 2.78 m X 3.2 m

Bedroom 3 2.95 m X 3.68 m

Laundry room Measurements not available

Listing Presented By:



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