



## Edmonton Alberta

\$424,900

Beautiful 4-bedroom home offering 1,956 sq ft of living space in the desirable community of Baturyn! The main floor features a bright living room, a dining area, and a functional kitchen. Upstairs includes 3 bedrooms, including a spacious primary with ensuite and a separate full bath. The lower level offers a 4th bedroom, full bathroom, separate side entrance and a cozy family room with patio doors leading to a large sunroom. Through the sunroom you enter a large back yard with an apple tree, garden bed and room for RV Parking! In the unfinished basement you'll find the laundry and tons of storage complete with your own workshop bench/space. Enjoy a large double attached garage and spacious lot all in a cul-de-sac setting--perfect for families! Just steps from walking trails, two elementary schools, parks, the YMCA, and other amenities. (id:6769)

Living room 14'6 x 16'9

Dining room 12'9 x 8'10

Kitchen 13'3 x 8'8

Family room 19'3 x 11'4

Bedroom 4 9'4 x 9'9

Breakfast 7'1 x 12'

Other 6'2 x 13'2

Sunroom 14'6 x 9'6

Primary Bedroom 12'10 x 11'9

Bedroom 2 8'11 x 13'8

Bedroom 3 9'10 x 10'11

Listing Presented By:



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Exp Realty



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