



## Edmonton Alberta

\$512,900

Fantastic opportunity in Canossa! Tucked away in a quiet, private cul-de-sac, this immaculately-maintained bi-level sits on a huge pie-shaped lot offering exceptional outdoor space and added privacy. The functional layout provides an open and spacious feel. Central A/C, new engineered floors, and fresh paint throughout. Living room offers high ceilings and large picture window letting in loads of natural light. Stairs will take you up to the formal dining room and eat-in kitchen area as well as 3 spacious bedrooms including primary with walk-in closet & 3 piece ensuite bath. The fully developed basement adds plenty of additional space for family and entertaining, offering huge rumpus room area with gas fireplace, additional bedroom, and spacious flex space that can be utilized in a multitude of ways (currently being used as a home office). Double attached garage perfect for our long and cold Edmonton winter's. Close to shopping, schools, and quick access to the Henday making your commute a breeze. (id:6769)

Laundry room 2 m X 2.93 m  
Family room 6.68 m X 5.39 m  
Bedroom 4 2.75 m X 2.92 m  
Office 2.93 m X 4.32 m  
Living room 3.92 m X 3.5 m  
Dining room 2.72 m X 4.03 m

Kitchen 4.7 m X 3 m  
Primary Bedroom 4.31 m X 4.27 m  
Bedroom 2 Measurements not available x 3 m  
Bedroom 3 2.94 m X 4.3 m  
Breakfast 3.92 m X 1.91 m

Listing Presented By:



Originally Listed by:  
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