



## Edmonton Alberta

\$445,000

IMMEDIATE POSSESSION! This 4 BED, 3.5 BATH home has 1800+ sq.ft. of living space with a FULLY FINISHED BASEMENT! Lovely curb appeal with a FRONT PORCH and landscaping, this home is on a nice block close to WALKING TRAILS and KLARVATTAN PARK. The main floor has a large living room with ample light from the west-facing picture window, a half bath with laundry, and open kitchen and dining room. FRESH PAINT throughout and NEW ZEBRA BLINDS on above grade windows. Upstairs, BRAND NEW CARPET! Two generous bedrooms share a full bath and the primary bedroom has its own ENSUITE FULL BATH and WALK-IN CLOSET. Downstairs, a comfy family room, a very large bedroom and another full bath with shower. Plenty of storage under stairs and in mechanical room. A FRESHLY PAINTED DECK overlooks the private backyard with a 6' fence and HEATED DOUBLE DETACHED GARAGE. NEW SHINGLES May 2025. Plenty of windows and 2-panel half lite front and back doors fill this home with light! Walking distance to Bishop Greschuk school and parks! (id:6769)

Family room 5.76 m x Measurements not available Kitchen 4.11 m x Measurements not available

Bedroom 4 3.63 m x Measurements not available Enclosed porch 5.85 m x Measurements not available

Utility room 4.06 m x Measurements not available available

Living room 4.81 m x Measurements not available Primary Bedroom 4.13 m x Measurements not available

Dining room 3.48 m x Measurements not available available

Bedroom 2 3.69 m x Measurements not available

Bedroom 3 4.82 m x Measurements not available

Listing Presented By:



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RE/MAX Elite

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