



## Edmonton Alberta

\$425,000

Welcome home! This 3 bed 2 bath AIR CONDITIONED home has over 1750sf of fully finished living space for you to enjoy! As you enter notice the large foyer, room for everyone to get their shoes on and out the door! Upstairs you will find a spacious kitchen with newer S/S appliances open to the dining space and living room - perfect for entertaining! Off the dining room is the patio door to the deck space and almost completely paved yard. Minimal yard work on your precious days off! Two bedrooms and a large bath complete this level. Head downstairs to find another large bedroom, full bath, laundry, storage AND a WET BAR with 2 beer/wine fridges! Notice the cozy family room with pellet stove, perfect for those chilly winter evenings. 2022 brought this home NEW central A/C, HWT and Furnace. The shingles are about 5 years old on the home and DOUBLE garage PLUS there are high-end LED Christmas lights! All the major things have been done, time for you to make it yours! QUICK POSSESSION IS AVAILABLE! (id:6769)

Family room 6.01 m X 4.14 m

Bedroom 3 4.19 m X 3.57 m

Laundry room 2.84 m X 2.42 m

Living room 4 m X 3.65 m

Dining room 2.93 m X 2.85 m

Kitchen 3.62 m X 3.27 m

Primary Bedroom 4.16 m X 4 m

Bedroom 2 3.03 m X 2.69 m

Listing Presented By:



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