



## Edmonton Alberta

\$449,900

Discover this beautifully 2-storey home in La Perle's west-end community. Nearly 2,000 sqft of living space with 3+2 bedrooms and 3.5 bathrooms. The main floor layout with a living room, dining room, and family room with a wood-burning fireplace, complemented by a stylish kitchen featuring refinished cabinets, granite countertops, and stainless-steel appliances. Upstairs, three spacious bedrooms, including a primary bedroom with a walk-in closet and 4 pcs ensuite. The fully finished basement with a separate entrance presents two bedrooms, a full bath, and an entertainment room with a linear fireplace. Recent upgrades include new laminate flooring, a high-efficiency furnace, roof, garage door, windows, and modernized bathrooms. Outdoors, the fully fenced backyard offers a large deck, a kid's treehouse, and a double swing-open fence gate for trailer, boat, or RV parking. Conveniently located near West Edmonton Mall and all amenities, this property is a fantastic opportunity for families or investors. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room 3.47 m x Measurements not available

Dining room 2.76 m x Measurements not available

Kitchen 2.76 m x Measurements not available

Family room 3.47 m x Measurements not available

Primary Bedroom 3.95 m x Measurements not available

Bedroom 2 3.46 m x Measurements not available

Bedroom 3 3.46 m x Measurements not available

Listing Presented By:



Originally Listed by:  
One Percent Realty

**RE/MAX ELITE**

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net