



## Edmonton Alberta

\$449,900

Move right in! This bright & spacious 4 level split in Lyburn offers an open floor plan with vaulted ceilings in living & dining rooms. The sunny eat in kitchen features NEWER STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, stylish backsplash, ample cabinetry, & garden door leading to a large 2-tiered deck overlooking a private fully fenced, landscaped south facing yard, ideal for family gatherings. Upstairs, you'll find 3 bedrooms & a newly upgraded 4 piece bathroom. The primary bedroom offering a large closet and cheater door to the bathroom. Relax on the third level in the spacious family room with cozy wood burning fireplace, an additional oversized bedroom & another newly remodeled 4 piece bathroom. The basement features a Rec Room with wet bar, and a laundry/storage room. Situated on a generous lot in a family-friendly neighborhood, this home is close to shopping, restaurants, parks, schools, YMCA, Twin Arenas, WEM, Misericordia Hospital, and future LRT, with easy access to the Henday & Whitemud. (id:6769)

Family room 4.49 m X 2.81 m

Bedroom 4 4.49 m X 2.81 m

Living room 3.94 m X 4.37 m

Dining room 4.63 m X 2.87 m

Kitchen 4.24 m X 4.09 m

Primary Bedroom 4.46 m X 3.63 m

Bedroom 2 3.66 m X 2.57 m

Bedroom 3 3.84 m X 2.44 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.gregsteele.ca/>



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