



## Edmonton Alberta

\$439,900

Welcome to your ideal home in Aldergrove, nestled on a peaceful cul-de-sac. Presenting a 4-bdrm 2.5-bath house boasting 1735 sq ft of spacious living. This property stands out with great curb appeal, double attached garage, and generously sized 912m<sup>2</sup> lot with a sunny south-facing yard. Inside, the warmth of hardwood and ceramic tile floors guide you through the well-designed main and upper floor. The kitchen flows into the inviting family room, enhanced with a stone-facing wood-burning fireplace. Sliding doors open to a large deck, perfect for entertaining or quiet relaxation. The main floor also hosts a living room dining room, laundry area, and an updated half bath. Upstairs, discover the large primary bdrm with an updated 4-piece ensuite, 2 additional bdrms, and a 2nd tastefully updated 4-piece bath. The finished basement expands your living space with a large rec room, a 4th bdrm, and an extensive utility room with storage. Upgraded with Hi-efficiency furnace (2017), HWT (2015) & newer shingles (2015) (id:6769)

Bedroom 4 4.45 m X 3.3 m

Recreation room 5.8 m X 4.39 m

Living room 5.02 m X 3.39 m

Dining room 3.78 m X 2.86 m

Kitchen 4.95 m X 3.45 m

Family room 4.44 m X 3.48 m

Primary Bedroom 5.23 m X 3.32 m

Bedroom 2 4.18 m X 4.06 m

Bedroom 3 3.99 m X 3.12 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.marceltessier.com/>

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