



## Edmonton Alberta

\$499,900

This wonderful home is just waiting for you to make it your own! With 3 bedrooms on the upper floor and a 4th on the main level, it's an ideal family home. The main floor features a large living room and a spacious dining room. The kitchen has been updated with granite countertops, there's a dining nook overlooking the large back yard, and an inviting family room with wood burning fireplace and garden doors out to the patio. The main floor powder room is updated and the main bath upstairs was renovated in 2023. The lower level has a framed and roughed-in bath as well! A brand-new hot water tank and brand new fence plus newer windows are just some of the upgrades you'll appreciate in this home. It's also air conditioned on the second floor! The side entrance offers potential private access to the basement for an in-law suite, where you'll find a huge rec room, workshop, den area, and tons of storage space. Steps from Skyrattler Park, and close to Blackmud Ravine, and the William Lutsky YMCA as well! (id:6769)

Den 4.14 m X 2.93 m

Recreation room 7.28 m X 5.11 m

Storage Measurements not available

Utility room Measurements not available

Workshop Measurements not available

Living room 5.75 m X 4.71 m

Dining room 3.63 m X 2.88 m

Kitchen 5 m X 3.47 m

Family room 6.01 m X 3.47 m

Bedroom 4 3.39 m X 2.85 m

Laundry room Measurements not available

Primary Bedroom 4.36 m X 4.13 m

Bedroom 2 3.75 m X 3.15 m

Bedroom 3 3.76 m X 2.96 m

Listing Presented By:



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