



## Edmonton Alberta

\$350,000

Affordable home ownership on a generous lot is waiting for you. With 4 bedrooms and 2 full bathrooms, this well-designed 1057 sq ft bi-level has all the space your busy family needs. The main floor offers a large living room with a sunny east facing picture window. The eat-in kitchen has an unobstructed view to the back yard. A standout feature on this level is the heated sunroom/greenhouse. It's the kind of space that quickly becomes a favorite retreat. Downstairs you will find a spacious second kitchen with plenty of cabinets. It could also be a hobby room or a dedicated studio. The lower level 4 piece bath is central to both large bedrooms. The large cold storage room is great for preserves or extra pantry space. Enjoy the oversized west facing deck and fenced back yard. Parking for two vehicles on a concrete front drive. Recent updates include hot water tank, furnace, several main floor windows and shingles. BONUS.....the house has air conditioning!! Close to schools, shopping, and public transit. (id:6769)

Bedroom 3 4.46 m X 2.91 m

Bedroom 4 4.12 m X 2.91 m

Second Kitchen 3.63 m X 3.43 m

Laundry room 3.68 m X 2.39 m

Storage Measurements not available

Living room 4.55 m X 3.98 m

Dining room 3.52 m X 3.21 m

Kitchen 2.15 m X 2.02 m

Primary Bedroom 3.94 m X 3.72 m

Bedroom 2 3.87 m X 2.71 m

Sunroom 3.08 m X 3.07 m

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc

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