



## Edmonton Alberta

\$639,900

Welcome to the family-friendly community of Haddow, home to this beautifully maintained, finished two-storey offering exceptional comfort in an unbeatable location. This move-in-ready home features A/C, whole-home HEPA air filtration, a soundproofed basement, newer furnace (2022) & hot water tank replaced in 2019. The main floor showcases hardwood flooring, a maple kitchen with quartz countertops & black appliances, plus a bright, open living & dining area overlooking the fully fenced, west-facing backyard. Upstairs is the spacious primary bdrm with a w/i closet w/ custom California shelving & a private ensuite with soaker tub, along with 2 additional bdrms, a full bthrm & convenient upper-level laundry. The finished basement, with extra soundproofing, includes a flexible 4th bdrm or home office with ample storage. Ideally located across from Haddow Community Park & skating rink, steps to walking trails & the dry pond, minutes from Snow Valley & close to a rec center (id:6769)

Bedroom 4 4.9 m X 3.51 m

Recreation room 8.69 m X 7.08 m

Living room 5.25 m X 4.21 m

Dining room 3.36 m X 4.12 m

Kitchen 3.7 m X 4.62 m

Breakfast 4.04 m X 4.13 m

Primary Bedroom 5.21 m X 4.58 m

Bedroom 2 3.08 m X 3.51 m

Bedroom 3 3.09 m X 4.64 m

Listing Presented By:



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