



## Edmonton Alberta

\$439,900

CHARMING & COZY! This 4 level split is located in a quiet cul-de-sac with over 2200sqft of developed space! Walk up and youre greeted by the COVERED VERANDAH then step into the BRIGHT & AIRY living room featuring SOLID MAPLE HARDWOOD, vaulted ceilings, custom wainscoting & huge SOUTH FACING windows! Chefs kitchen with island, NEW DISHWASHER, stainless appl. & corner pantry. OPEN layout with connectivity to the dining area, UPPER LOFT & Lower family room. Upstairs the loft is the perfect home office w/ access to TWO spacious bedrooms including the primary w/ double closet and direct access to cheater Ensuite. RETREAT to 3rd level FAMILY ROOM w/ gas FIREPLACE, 3rd bedroom, 2nd full bathroom & laundry/mudroom. FINISHED BSMT offers HUGE REC ROOM perfect for kids, hobbies etc, & loads of storage. NEWER AIR CONDITIONING, fenced, DOUBLE GARAGE, the list goes on! All this located just minutes to SCHOOLS, shopping, parks & transportation. This home has so many living zones & has a great feel. SEE FOR YOURSELF! (id:6769)

Recreation room 6.09 m X 5.2 m

Family room 4.94 m X 5.35 m

Bedroom 3 3.58 m X 2.84 m

Living room 4.91 m X 3.57 m

Dining room 3.35 m X 4.24 m

Kitchen 3.1 m X 3.77 m

Den 4.11 m X 3.26 m

Primary Bedroom 4.19 m X 5 m

Bedroom 2 2.76 m X 3.61 m

Listing Presented By:



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**RE/MAX ELITE**

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net