



## Edmonton Alberta

\$349,900

Big square footage, a south-facing yard, and a park out your back door. Units like this in Blue Quill Estates don't come up often. Briarcliffe is a well-run complex with serious money put into it over the years: Hardie-Board siding, stone accents, new shingles, windows, deck, fencing, asphalt, and landscaping. Inside, the main level has a gas fireplace in the living room, a bright kitchen, and a dining area w/ patio doors to a deck overlooking the park. Upstairs are 3 large bedrooms including a primary w/ walk-in closet, private balcony & 4-piece ensuite, plus a second full bath. The lower level has a dedicated workroom w/ built-in storage. Attached double garage, 2.5 baths across three levels, and that south facing yard gets sun all day. Trails, schools, transit, and shopping all close by w/ easy access to major roads. If you've been looking for the lock up and leave lifestyle without sacrificing space, this is it. (id:6769)

Living room 4.57 m X 4.12 m

Dining room 3.95 m X 3.8 m

Kitchen 3.99 m X 3.8 m

Breakfast 3.25 m X 2.96 m

Mud room 1.3 m x Measurements not available

Primary Bedroom 5.71 m X 5.09 m

Bedroom 2 4.54 m X 3.33 m

Bedroom 3 3.74 m X 3.5 m

Listing Presented By:



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