



## Edmonton Alberta

\$524,900

Welcome to Idyllic Greenfield... Original Owner, 4 Level Split with Double Attached Garage on spacious 56' wide lot in QUIET CRESCENT LOCATION. Inviting layout provides 2 living areas; Formal Living Room plus a Cosy Family Room, complete with lovely wood burning fireplace & Garden Doors that open to the STUNNING 3 SEASON SUNROOM! Kitchen is original, but has great renovation potential with the dining room right beside it. Upper level has full 4 piece bathroom and 3 GOOD SIZED bedrooms, including PRIMARY WITH FULL 4-PIECE ENSUITE (newer bath-fitter tub). Property was re-sided & insulated in 2005 and all above grade windows were upgraded to TRIPLE PANE at that time. A handy 2-Pc bathroom is only 3 steps from main, along with an EASY ACCESS LAUNDRY by the side entry door. Basement is a rustic retreat/den area with MASSIVE CRAWL SPACE & Tons of Storage. Home has built-in vacuum, water softener & NEW SHINGLES INTALLED '25. Lots of walkable school options & close to Southgate & LRT Station, UofA & Whitemud Drive. (id:6769)

Recreation room 4.76 m X 7.33 m

Family room 6 m X 3.49 m

Sunroom 5.91 m X 3.58 m

Living room 4.82 m X 4.12 m

Dining room 3.33 m X 3.52 m

Kitchen 3.07 m X 4.13 m

Primary Bedroom 4.28 m X 4.12 m

Bedroom 2 2.93 m X 4.13 m

Bedroom 3 2.9 m X 4.13 m

Listing Presented By:



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MaxWell Progressive

<http://ianwest.ca/>



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