



## Edmonton Alberta

\$550,000

Finding a forever home is rare. Built by Ace Lange and lovingly cared for by the same family since the 1980s, this is a home that feels settled, solid, & quietly special. Life here is easy and well-designed. The main floor offers two living rooms, one anchored by a fireplace, a large kitchen with a central island, & the rare convenience of a main floor bedroom & laundry. A bright sunroom overlooks the landscaped yard, creating a calm place to slow down & enjoy the day. Multiple air conditioning units keep things comfortable through the summer. Upstairs, three bedrooms create a balanced layout, including a private primary suite with its own deck. The fully finished basement adds flexible living space, generous storage, & two additional rooms. Outside, the fenced pie-shaped lot offers privacy and room to breathe. Tucked into a quiet cul-de-sac across from a park, with easy access to schools, transit, & the Whitemud, this over 2,500 sq ft home with a heated double attached garage is ready for its next chapter. (id:6769)

Den 10'11" x 12'9"

Recreation room 31'8" x 12'9"

Living room 15'5" x 17'2"

Dining room 9'3" x 17'1"

Kitchen Measurements not available

Family room 17'7" x 13'5"

Bedroom 4 10'6" x 11'5"

Sunroom 16'10" x 9'4"

Laundry room Measurements not available

Primary Bedroom 18'11" x 13'8"

Bedroom 2 11'7" x 10'10"

Bedroom 3 9'5" x 14'3"

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.findyourhaven.ca/>

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