



## Edmonton Alberta

\$499,000

Meticulously maintained SW Edmonton home offering a functional layout and comfortable living. Main floor features hardwood and ceramic tile flooring, an open-concept kitchen, dining, and living area with a corner gas fireplace. Patio doors open to a spacious deck and a fully fenced, landscaped yard. Central A/C provides added comfort. Main floor laundry includes a newer washer/dryer combo on a pedestal base. Main floor and upstairs bathroom exhaust fans have been recently replaced. Upstairs offers three well-sized bedrooms, including a primary bedroom with ensuite featuring a separate shower and large corner tub. The professionally finished basement adds a sizable Den, a Rec Room, 4-piece bathroom, large windows, pot lighting, and storage. Notable updates include a new hot water tank (2025), a newer garage door (2021), and a well-maintained furnace with regular professional servicing. Backing onto green space, this home also offers an oversized double attached garage and convenient access to amenities. (id:6769)

Family room 5.3 m X 7.26 m

Den 3.97 m X 3.77 m

Living room 4.12 m X 3.97 m

Dining room 3.52 m X 3.04 m

Kitchen 3.52 m X 2.97 m

Primary Bedroom 4.22 m X 4.01 m

Bedroom 2 2.82 m X 3.37 m

Bedroom 3 2.85 m X 3.09 m

Listing Presented By:



Originally Listed by:  
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