



## Edmonton Alberta

\$400,000

Welcome to a home where quality, comfort, and thoughtful upgrades truly shine. Lovingly maintained and tastefully styled, this property showcases genuine pride of ownership throughout. Recent mechanical updates include a furnace (Oct 2022) and hot water tank (Sept 2023), offering peace of mind for years to come. The renovated kitchen is a standout feature, complete with heated ceramic tile floors under the prep area and dining space—perfect for cozy mornings. Additional comforts include air conditioning, an air-to-air heat exchanger, and a reverse osmosis water system. The fully finished basement offers three additional rooms and six large windows, creating a bright and flexible space to suit your needs. A rare highlight is the impressive 24x30 heated garage/shop featuring 9' ceilings, an 8x16 overhead door, garage heater, 100 amp service, and 220V wiring. Outside, the beautifully landscaped yard and stone patio provide the perfect setting to relax or entertain. This is a home you'll truly appreciate. (id:6769)

Family room Measurements not available

Living room Measurements not available x 5.9 m

Dining room Measurements not available x 2.1 m

Kitchen Measurements not available x 2.5 m

Primary Bedroom Measurements not available x

3.1 m

Bedroom 2 Measurements not available x 2.6 m

Bedroom 3 Measurements not available x 2.9 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://www.chrisreidedmonton.com/>



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