



Edmonton Alberta

\$450,000

With over 2500sqft of living space, this two-story home in Allard is perfect for a growing family. Walking through this 3 bed/2 bath you'll see a home office to the right of the foyer. The open plan main floor encompasses kitchen, dining, and living space. Espresso cabinets and all stainless steel appliances, graced by a huge island. The living room's huge picture window faces south, with plenty of natural light. Upstairs are the three bedrooms, with ensuite and main bathrooms, and a laundry area. The basement is fully finished, with rec room, as well as two rooms that are suitable for use as a den or gym. High-efficiency furnace, and tankless hot water heater in the mechanical area. Out back, walking across the oversized deck, the large south-facing yard is fully fenced and leads to a detached 2-car garage. Close to everything on the south side, neighborhood amenities include schools, shopping, dining, and extensive walking trails, green spaces, and access to nature. (id:6769)

Recreation room 4.92 m X 4.92 m

Storage 5.06 m X 2.35 m

Living room 4.25 m X 4.13 m

Dining room 3.64 m X 2.15 m

Kitchen 3.28 m X 2.98 m

Den 3.55 m X 3.34 m

Primary Bedroom 4.76 m X 3.34 m

Bedroom 2 3.49 m X 3.14 m

Bedroom 3 4.34 m X 3.13 m

Laundry room 1.84 m X 0.89 m

Listing Presented By:



Originally Listed by:
Maxwell Polaris

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

RE/MAX ELITE

RE/MAX Elite

17-8103 127 Ave, Edmonton, AB,
T5C 1R9

Phone: 780-982-1119
ahmadsai@remax.net