



## Edmonton Alberta

\$495,000

Custom quality 1545sqft 4 level-split in a quiet cul-de-sac. South-east facing patio opens to foyer (access to over-sized garage). Up one step to LR (bay window). Kitchen: (enormous number of cupboards with pantry/writing desk). 6.7' island opens to Dining. Family room (WB fireplace: WETT inspected/fan) with door to enormous pie-shaped yard (brick patio, garden, vinyl & wood fence, shed) backing onto walking trail, schools & park. Upper floor: Laundry (full-sized W/D/cupboards/folding counter); 4-piece Bath; Primary Bedroom (WI closet/2-piece Ensuite); Bedrooms 2 & 3. 3rd level (big above-grade windows): Bedrooms 4 & 5; 3-piece Bath; Rec room. Terraced closet shelving/built-ins through-out. 4th level: high ceiling & huge crawl space & storage. Recent Updates: furnace/humidifier/HWT/plumbing/shingles/Fibre Optic cable. Meticulously maintained by original owners, this family home is located within walking distance to Schools, Transportation & Parks. Close to Shopping/Hospital/Anthony Henday. Welcome Home. (id:6769)

Bedroom 4 3.33 m X 2.98 m

Bedroom 5 4.12 m X 2.88 m

Recreation room 4.49 m X 4.15 m

Living room 4.42 m X 4.31 m

Dining room 4.85 m X 2.78 m

Kitchen 5.14 m X 2.6 m

Family room 5.57 m X 4.43 m

Primary Bedroom 4.21 m X 3.3 m

Bedroom 2 3.43 m X 3.36 m

Bedroom 3 3.64 m X 3.21 m

Laundry room 2.12 m X 1.6 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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