



Edmonton Alberta

\$325,000

Sometimes the right home just makes sense. This clean, well cared for bi-level sits on a massive fenced lot with enough room to build your own garage down the road or keep it wide open for the kids, the dog, or whatever life throws at you. The open floor plan flows from a bright living room and dining area into an updated modern kitchen loaded with cabinet space and an L-shaped island with a raised eating bar. The lower level surprises you with large windows that flood the space with natural light, making it feel nothing like a basement. The main bedroom is tucked down here too, staying cool and quiet all summer long. Three bedrooms, 1.5 bathrooms, newer furnace, and newer hot water tank mean the big ticket items are handled. This home has been kept in excellent condition throughout. Walk to Minchau Park, schools, and public transit, and you are just minutes from Grey Nuns Hospital and Mill Woods Towne Centre. Affordable, move in ready, and close to everything you need. This one just make sense. (id:6769)

Primary Bedroom 147 sf

Bedroom 2 116 sf

Utility room 69 sf

Laundry room Measurements not available

Living room 164 sq

Dining room 94 sf

Kitchen 111 sq ft

Bedroom 3 90 sf

Mud room 44 sqft

Listing Presented By:



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