



Edmonton Alberta

\$679,000

Welcome to this 4-bed, 2-bath family home (with over 2300 sq ft of livable space!) across from a playground, rink, and K-6 school! The main floor features an open-concept kitchen with granite counters, a dining area, and a cozy living room with fireplace, beautiful hardwood floors and a bright three-season sunroom overlooking the private, south-facing backyard with trees, brick patio, and room to play. Upstairs offers 3 large bedrooms and a 4-piece bath with great closets and natural light. Down one level is a huge family room with built-ins and a second fireplace, plus a 4th bedroom (or office), full bath, laundry room, and rear entry. The basement includes a rec room (gym, office, play room...so many options!) and tons of storage. The roof was fully redone in 2024 and it has a newer water tank and furnace as well as AC. There is an oversized double garage with 11' ceilings and a 10' door. Just a 10 minute drive to U of A, 20 minutes to downtown and 2 blocks away from the river valley walking trails. (id:6769)

Living room 4.15 m X 5.37 m

Dining room 3.38 m X 3.39 m

Kitchen 3.38 m X 3.77 m

Primary Bedroom 4.03 m X 3.69 m

Bedroom 2 2.64 m X 2.98 m

Bedroom 3 3.7 m X 3.01 m

Sunroom 3.69 m X 3.76 m

Bedroom 4 3.14 m X 3.11 m

Recreation room 3.33 m X 5.8 m

Storage 3.48 m X 1.19 m

Utility room 2.34 m X 7.07 m

Laundry room 1.51 m X 2.97 m

Workshop 4.78 m X 5.68 m

Listing Presented By:



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