

# Edmonton Alberta

$437,500

Welcome to your new home in Capilano! This family home is well situated near Capilano and Gold Bar Parks, schools, shopping, and the Hardisty Leisure Centre. The location is ideal for a young family. Step inside and you'll immediately notice the lovely hardwood floors throughout. The wonderfully large living room features a beautiful stone fireplace and a sunny south-facing window! The eat-in kitchen has quick access to the spacious dining room and enjoys a view to the fenced back yard. There are 3 bedrooms upstairs, with one offering French doors to the back patio making it ideal as a home office as well as a bedroom! The basement offers a 4th bedroom as well as a den, and a huge family room with a pool table that the seller will leave for the new owners. Outside you'll appreciate the fenced and landscaped back yard and oversized single garage. This home is ready for a new family to make it their own and quick possession is possible! BONUS: New hot water tank Nov/26! (id:6769)

Family room 8.56 m X 5.97 m
Den 3.64 m X 2.78 m
Bedroom 4 2.9 m X 2.43 m
Laundry room 6.22 m X 3.68 m
Storage 2.72 m X 1.68 m
Living room 6.76 m X 3.66 m

Dining room 2.78 m X 1.9 m
Kitchen 4.06 m X 3.5 m
Primary Bedroom 3.77 m X 3.33 m
Bedroom 2 3.67 m X 2.98 m
Bedroom 3 3.32 m X 2.65 m

Listing Presented By:



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