



## Edmonton Alberta

\$379,888

BACKING a GREEN SPACE, direct access to a long walking path. RV PARKING and green space along one side. Lg fenced, south facing backyard. 2nd owner, approx 1800 sq. ft. of finished living space. Main level has a spacious Living Rm (currently being used for a dining space). HARDWOOD FLOORS upper 2 levels. Updated kitchen SS fridge (2024), SS dishwasher (2023), stove and garburator. Enough room to include a dining space or an Island. Upper level Primary Bedroom with walk in closet and patio doors leads to deck with HOT TUB that STAYS. 2 more spacious bedrooms and a 4 piece updated bath. 3rd level..Family Rm with W/B fireplace, a DRY BAR, 3 pc bath. 4th level has a large Rec Rm (has been used as a bedroom not Egress) utilities/laundry/workshop Rm. ALL shelving in here stays. Upgrades: HWT/Furnace 2018, WINDOWS/patio door 2016, ROOF 2019, SEWER fibreglass lined 2014, Washer/Dryer 2019, PAINTED STUCCO exterior. Quick access to Henday, Shopping, Schools, Parks, Rec Facility, Public Transit, LRT and more. (id:6769)

Family room 24'3" x 16'9"

Recreation room 20'11" x 12'6"

Utility room Measurements not available

Laundry room Measurements not available

Living room 17'1" x 12'

Kitchen 18'3" x 9'1"

Primary Bedroom 11'7" x 14'10"

Bedroom 2 10'1" x 9'

Bedroom 3 11'1" x 8'10"

Listing Presented By:



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