



Edmonton Alberta

\$525,000

Beautiful family home in Pleasantview with gorgeous landscaping & stunning curb appeal! Stunning inside as well with many upgrades! This 1293 sq ft 3 level split has rich cherry wood flooring throughout the main & into all 3 bedrooms upstairs. Massive living room with adjoining dining room & a lovely upgraded white kitchen. Enjoy a 4-season sunroom, south facing & rebuilt in recent years with new walls, wood & paint, the curved windows resealed & flat windows replaced in 2021. Other windows in the home above grade are triple pane. Central A/C, electric H2O, electrical panel upgrade to 220 (2011), shingles (2018), central vac, newer concrete driveway (2023 during urban renewal) & urban renewal fully paid, no additional tax. New vinyl fencing and landscaping (2025) with weeping tile along east side of fence for proper drainage. Oversized, insulated double garage & heated with inspected new gas line & heater (2018). Pleasantview a walkable community close to schools, grocery, coffee shops & transit (id:6769)

Bedroom 4 3.14 m X 2.71 m

Recreation room 5.36 m X 3.82 m

Living room 5.54 m X 4.36 m

Dining room 3.16 m X 2.88 m

Kitchen 4.4 m X 2.34 m

Sunroom 5.49 m X 3.04 m

Primary Bedroom 4.64 m X 2.92 m

Bedroom 2 3.59 m X 2.54 m

Bedroom 3 3.36 m X 2.92 m

Listing Presented By:



Originally Listed by:
Schmidt Realty Group Inc

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