



## Edmonton Alberta

\$499,900

GORGEOUS FAMILY BI-LEVEL with an INCREDIBLY SPACIOUS layout in desirable Charlesworth! Designed for comfortable family living and entertaining, this beautifully maintained home features soaring vaulted ceilings, huge windows and an open concept floor plan filled with natural light. The spacious chef's kitchen offers an island, pantry and sunny nook area, plus a formal dining room perfect for hosting family gatherings. The expansive living areas are enhanced by hardwood floors, 2 gas fireplaces, A/C, central vac and NEW SHINGLES! Offering 3 generous bedrooms, the upper primary suite includes a luxurious 4 piece ensuite with jetted tub. Two staircases lead to the fully finished lower level showcasing a MASSIVE family room with surround sound system, third bedroom, 3 piece bath and laundry. Enjoy the professionally landscaped SOUTH facing backyard with patio, fencing and storage shed. Double attached garage (heated) & excellent location close to schools, shopping, transit & Anthony Henday! TERRIFIC VALUE! (id:6769)

Family room 7.26 m X 7.24 m

Bedroom 3 4.42 m X 2.87 m

Utility room 5.77 m X 4.15 m

Living room 4.6 m X 4.48 m

Dining room 3.82 m X 2.81 m

Kitchen 3.8 m X 4.09 m

Bedroom 2 3.39 m X 2.91 m

Breakfast 3.8 m X 2.84 m

Primary Bedroom 3.55 m X 4.59 m

Listing Presented By:



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