



## Edmonton Alberta

\$425,000

Welcome to the family friendly community of Mcloed! This almost 2000 sqft 2 storey home is situated directly across from a park that has plenty of room for all sorts of sport and a small playground! This one owner home has been well taken care of and features 3 beds, 2.5 baths and a sun room that could be the perfect home office. The main floor is bright, vaulted and well laid out with a formal living/dining room and a sunken living room with fireplace. The kitchen has plenty of space for the chef at heart. Upstairs you will find 3 beds, 2 baths with the primary having a large closet and 3 pce ensuite! You will enjoy the sunny South facing back yard that is fully fenced, has a deck and even a storage shed. Notable upgrades include: Furnace, Central AC, Composite deck, Shingles, Reverse osmosis system, and a primary ensuite renovation including in floor heat! Call this home family home yours today! (id:6769)

Living room 4.71 m X 6.5 m  
Dining room 1.8 m X 2.44 m  
Kitchen 2.47 m X 3.67 m  
Family room 5.92 m X 3.69 m

Sunroom 4.71 m X 4.1 m  
Primary Bedroom 4.17 m X 4.21 m  
Bedroom 2 2.85 m X 3.6 m  
Bedroom 3 2.83 m X 3.6 m

Listing Presented By:



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Rimrock Real Estate

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**RE/MAX ELITE**

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