



## Edmonton Alberta

\$527,000

Welcome to your next great investment or forever home! This spacious 4-bedroom, 3.1-bathroom property sits on a Huge pie-shaped lot and offers plenty of space for family life and future potential. One of the standout features is the Fully Finished WALKOUT BASEMENT with exterior access--ideal for a rental suite, additional living space, or simply more room to stretch out. It backs onto a peaceful pond, offering serene views and added privacy that's hard to find. Inside, you'll find a well-thought-out layout designed for both comfort and functionality. The open-concept main floor connects the living, dining, and kitchen areas, making it easy to entertain without shouting across rooms. Upstairs, the primary bedroom includes its own ensuite bathroom, creating the perfect retreat after a busy day. Close to all amenities. Whether you're looking for rental income, a family-friendly layout, or a scenic spot to relax, this home checks all the boxes. (id:6769)

Bedroom 4 2.79m x 2.62m  
Recreation room 3.94m x 5.54m  
Second Kitchen 4.27m x 2.79m  
Utility room 2.11m x 4.98m  
Living room 4.11m x 5.64m  
Dining room 2.67m x 3.33m

Kitchen 3.71m x 2.46m  
Family room 2.46m x 4.09m  
Primary Bedroom 3.89m x 4.09m  
Bedroom 2 3.56m x 2.79m  
Bedroom 3 3.02m x 2.92m

Listing Presented By:



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