



## Edmonton Alberta

\$440,000

This well-maintained four-level split offers an inviting open-concept layout, perfect for growing families, and features a desirable south-facing backyard. The main floor showcases a bright living room, dining area, and a well-appointed kitchen ideal for everyday living and entertaining. Upstairs, you'll find three comfortable bedrooms, a full family bathroom, and a spacious primary suite complete with its own private en-suite. The lower levels provide even more living space, including a large family room with a cozy fireplace, wet bar, and built-in cabinetry--perfect for relaxing or hosting guests. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete this level. Step outside to enjoy the covered deck, ideal for family gatherings or quiet evenings, along with a backyard shed and double garage. Notable upgrades include: Roof (2011), Garage Roof (2020), and Hot Water Tank (2019). A true gem in the fantastic location of Michaels Park!--don't miss your opportunity to call this home! (id:6769)

Bedroom 4 3.2 m X 4.2 m

Office 3.39 m X 3.16 m

Living room 4.17 m X 4.15 m

Dining room 2.35 m X 4.29 m

Kitchen 3.74 m X 4.17 m

Primary Bedroom 3.54 m X 4.17 m

Bedroom 2 2.73 m X 3.05 m

Bedroom 3 2.32 m X 3.05 m

Listing Presented By:



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