



## Edmonton Alberta

\$529,000

This immaculate 2,178 sq. ft. two-storey home blends functional design with exceptional capital upgrades. Nestled on a beautifully landscaped corner lot, the main floor welcomes you with a sun-drenched living room, formal dining area, and a functional kitchen featuring a cozy breakfast nook. Relax in the sunken family room anchored by a rustic wood-burning fireplace. A main-floor 4th bedroom serves perfectly as a private home office, positioned near a massive laundry room with a dedicated utility sink. Upstairs, discover three generous bedrooms, including a massive primary retreat complete with a walk-in closet and private 3-piece ensuite. The fully finished basement with Two bedrooms, huge living area—ideal for multi-generational living or seasonal hosting. A covered breezeway connects the main house to an insulated, heated 23' x 24' double detached garage. Energy efficient windows on main floor living area and overall features provide total peace of mind. (id:6769)

Bedroom 5 3.59 m X 3.29 m

Bedroom 6 3.59 m X 3.67 m

Recreation room 4.46 m X 4.64 m

Second Kitchen 2.71 m X 1.88 m

Storage 2.8 m X 2.53 m

Living room 3.72 m X 6.39 m

Dining room 3.89 m X 2.73 m

Kitchen 4.25 m X 5.42 m

Family room 4.47 m X 5.92 m

Bedroom 4 3.48 m X 3.45 m

Primary Bedroom 3.8 m X 4.29 m

Bedroom 2 3.56 m X 3.39 m

Bedroom 3 3.89 m X 3 m

Listing Presented By:



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