



## Edmonton Alberta

\$384,900

Welcome to this charming, air-conditioned 4-level split perfectly situated on a corner lot just steps from Lymburn School!! The main floor features a bright and spacious living area filled with natural light, a cozy wood-burning fireplace, and an open-concept kitchen-perfect for entertaining. Upstairs, you will find three generously sized bedrooms and a 4-piece bathroom. The lower level offers a large rec room, an additional 3-piece bathroom, and a convenient laundry area. Completing the home, the basement includes a fourth bedroom and ample storage space. Enjoy peace of mind with newer mechanical upgrades, including furnace, hot water tank, central A/C and roof. Outside the double detached garage comes equipped with a newer garage door opener and offers plenty of parking space. Located in a family-friendly neighbourhood, you are just minutes from shopping, parks and schools, with easy access to the Whitemud and Henday. (id:6769)

Bedroom 4 2.97 m X 4.22 m

Living room 3.32 m X 4.17 m

Dining room 2.56 m X 2.46 m

Kitchen 4.11 m X 1.87 m

Primary Bedroom 3.92 m X 4.11 m

Bedroom 2 2.92 m X 2.78 m

Bedroom 3 3.03 m X 3.07 m

Listing Presented By:



Originally Listed by:  
Real Broker



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