



## Edmonton Alberta

\$449,900

Stunning Family Home in Ozerna! This impeccably maintained, move-in ready home is waiting for a new owner to love! With 1,876 sq. ft. of living space, this spacious 4-level split offers an open floor plan ideal for family living. The upper level features 3 bedrooms, including the primary suite with a 3-piece ensuite, plus a family bath with a jetted tub. On the main level, you'll find a vaulted ceiling in the living room, a separate dining area, and a generous kitchen with ample cabinet space, a center island, granite countertops, and a cozy breakfast nook. The third level boasts a large family room with large windows and a corner fireplace, as well as a 4th bedroom/den, a 3-piece bath, and a laundry area. The basement is partially developed with a utility room, cold room, hobby area, and additional crawl space for extra storage. The landscaped yard is fully fenced, with a maintenance-free deck and a brick patio in the backyard. There's also a large garden space, rototilled and ready for your garden. (id:6769)

Utility room 7.16 m X 4.26 m  
 Family room 5.96 m X 4.49 m  
 Bedroom 4 2.94 m X 3.18 m  
 Laundry room 1.85 m X 2.18 m  
 Utility room 7.16 m X 4.26 m  
 Hobby room 4.41 m X 2.26 m

Living room 4.41 m X 4.15 m  
 Dining room 5 m X 14.2 m  
 Kitchen 4.48 m X 4.58 m  
 Primary Bedroom 3.66 m X 4.08 m  
 Bedroom 2 2.94 m X 3.63 m  
 Bedroom 3 3.05 m X 3.64 m

Listing Presented By:



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