



## Edmonton Alberta

\$359,900

Spacious and bright 4 level split in family friendly Lymburn in West Edmonton. Freshly repainted on 3 levels. High efficiency furnace and a brand new 50 Gal hot water tank. Shingles replaced on house and garage in 2021. Laminate flooring throughout. Bright white kitchen plus a spacious separate dinette. The large front living room has an open den on one end, ideal for a computer room/ office/ play room etc. There are 2 large upper bedrooms and 4 pc bathroom. Enjoy a huge family room on 3rd level. A large games room/rec room on lower level could be an extra large 3rd Bdrm or even 2 Bdrms if desired. Lots of storage space too. The private yard will be great for the kids and pets. An oversized single detached garage at rear has vinyl siding & back lane access. Close to schools, Lymburn Community League & Park with soccer fields & outdoor rink, Jamie Platz YMCA, Callingwood Twin Arenas, WEM & quick access to Whitemud & Anthony Henday. (id:6769)

Bedroom 3 5.44 m X 3.89 m

Utility room 4.06 m X 2.01 m

Laundry room 2.38 m X 1.81 m

Family room 5.91 m X 5.54 m

Living room 4.57 m X 3.62 m

Dining room 3.2 m X 2.45 m

Kitchen 2.72 m X 2.59 m

Den 2.23 m X 2.17 m

Primary Bedroom 3.81 m X 3.23 m

Bedroom 2 3.78 m X 2.42 m

Listing Presented By:



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Royal Lepage Arteam Realty

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