



## Edmonton Alberta

\$555,000

Pride of ownership shines through in this well-maintained 1500+ sq. ft. bi-level in desirable Mayliewan. Custom built by Catalina Homes in 1999, this fully finished home offers 4 bedrooms, 3 full baths, and a functional layout perfect for family living. The bright main floor features a spacious living and dining area, open kitchen with breakfast nook, and three generous bedrooms, including a primary suite with walk-in closet and private ensuite. The finished basement boasts a large family, games and recreation room, a fourth bedroom, finished laundry area, and a cozy sitting area with a fireplace—perfect for relaxing, entertaining, or enjoying family time. Enjoy the convenience of an attached garage and a fully fenced, landscaped yard with deck, perfect for relaxing or entertaining. Located close to schools, parks, trails, shopping, and amenities, this inviting home offers comfort, space, and a fantastic location. Seller is offering title insurance to a maximum of \$400 in lieu of RPR w/ compliance. (id:6769)

Bedroom 4 10' x 20'

Living room Measurements not available x 14 m

Dining room 14'2" x 9'2"

Kitchen 15'1" x 11'2"

Primary Bedroom 14'5" x 17'1"

Bedroom 2 10'8" x 10'8"

Bedroom 3 10'8" x 10'9"

Breakfast 11'10" x 8'9"

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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