



## Edmonton Alberta

\$359,900

Welcome to this terrific 4-level split in the family-friendly community of Mayliewan! Perfect for first-time buyers, this affordable, newly painted home offers 3 bedrooms, 2 full baths and an open, sun-filled layout. The spacious front entry opens to a bright living room with a large bay window. The kitchen features ample cabinetry and counter space, while the dining area provides patio door access to the deck. The above-grade, lower level, family room boasts a cozy corner fireplace, new laminate flooring, and a second set of patio doors leading to the sunny, south-facing yard. Upstairs you'll find new vinyl plank flooring, two generous bedrooms, including a primary with a walk-in closet. The fully finished basement includes new laminate flooring, a third bedroom, den, laundry, and plenty of storage. New paint throughout, newer furnace (2023), flooring done in 2025 and 2026. Complete with a landscaped yard, concrete parking pad, and back-alley access--close to schools, shopping, and amenities! (id:6769)

Bedroom 3 3.03 m X 6.01 m

Laundry room 2.5 m X 1.84 m

Recreation room 3.49 m X 4.05 m

Living room 3.86 m X 4.66 m

Dining room 3.86 m X 3.28 m

Kitchen 3.48 m X 3.11 m

Family room 6.72 m X 6.4 m

Primary Bedroom 4.02 m X 5.09 m

Bedroom 2 3.38 m X 3.19 m

Listing Presented By:



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