



## Edmonton Alberta

\$489,000

Located in Elmwood, a mature & well-established community close to many amenities, this lovingly cared-for home has been thoughtfully improved over the years. Updates include windows, siding/insulation, furnace, 2025 Washer/Dryer, 2023 HWT & 2019 shingles. The bright open-concept main floor offers a generous living room, 3 bedrooms & renovated 4-pc bath. The dream kitchen features an abundance of espresso cabinetry extending to the ceiling, generous counter space, island & stainless appliances, including a 2026 stove & dishwasher, a fabulous space for cooking & entertaining. The developed basement offers a large living area, bedrm plus potential second bedrm, 3-piece bath, laundry/mechanical area & second kitchen, with separate side entrance & excellent potential for future suite development (not a permitted suite). A 24'x22' garage, fully fenced & landscaped yard, inviting oversized deck & shed complete the property. Close to elementary & junior high schools, LRT, hospitals, shopping, WEM & Whitemud Dr. (id:6769)

Family room Measurements not available

Bedroom 4 3.42 m X 3.53 m

Second Kitchen 3.42 m X 3.38 m

Recreation room 3.75 m X 10.71 m

Utility room 3.42 m X 2.86 m

Living room 4.04 m X 5.26 m

Dining room 2.87 m X 2.46 m

Kitchen 4.04 m X 3.39 m

Primary Bedroom 3.65 m X 3.97 m

Bedroom 2 2.39 m X 3.64 m

Bedroom 3 2.63 m X 2.74 m

Listing Presented By:



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