



## Edmonton Alberta

\$544,000

Rare opportunity in The Grange! This beautiful original-owner 3 bedroom, 3 bath bi-level shows a near perfect 10/10 and offers over 2,254 sq ft of total living space. The front has incredible curb appeal with elegant arched feature windows that give the home a classy, custom feel. Step inside and just a few steps up you are welcomed by gorgeous vaulted ceilings, a bright open main living area, and natural light throughout. The kitchen is roomy and functional with a large island, granite countertops, warm oak cabinetry, and excellent storage. Off the back, you'll find a spacious sunroom that brings in tons of sunshine - the perfect spot to relax and enjoy the view. Step outside to a great-sized deck and enjoy your private backyard oasis with beautiful trees, mature landscaping, and space to entertain or unwind. The lower level features a cozy fireplace rec room, additional bedroom, and 4pc bath, giving the home extra living space. Close to schools, walking trails, shopping, and major routes -- A MUST SEE!! (id:6769)

Bedroom 3 4.03 m X 3.63 m

Utility room 5.4 m X 5.8 m

Living room 4.47 m X 3.37 m

Dining room 4.47 m X 4.94 m

Kitchen 3.98 m X 3.13 m

Primary Bedroom 4.26 m X 4.1 m

Bedroom 2 3.05 m X 4.08 m

Sunroom 4.25 m X 3.21 m

Listing Presented By:



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Royal LePage Noralta Real Estate



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