



## Edmonton Alberta

\$569,900

Tucked away in a quiet cul-de-sac, this unique 2.5-storey home offers 2,016 sq. ft. of family-friendly living space with 4 bedrooms, 2 bathrooms, a versatile loft, and a private third-floor primary retreat. The functional layout provides plenty of room for busy families, while the south-facing backyard and large patio are perfect for relaxing, entertaining, and enjoying summer evenings. Beautiful hardwood flooring runs throughout the home, adding warmth, durability, and a timeless finish. The home also features air conditioning for added comfort throughout the seasons. Major updates have already been completed, including the roof (2018), hot water tank, and retaining wall. The basement is well underway with framing, electrical, and plumbing rough-ins completed, and includes a vanity, shower, toilet, and select drywall. Ideally located close to parks, schools, shopping, and major commuter routes, this home offers space, flexibility, and excellent value in a sought-after west Edmonton neighbourhood. (id:6769)

Living room 4.53 m X 4.04 m

Dining room 4.03 m X 3.04 m

Kitchen 4.02 m X 3.72 m

Primary Bedroom 4.25 m X 4.25 m

Bedroom 2 4.08 m x Measurements not available

Bedroom 3 3.06 m X 2.84 m

Bedroom 4 3.58 m X 2.6 m

Bonus Room 4.4 m X 4.13 m

Listing Presented By:



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Royal LePage Premier Real Estate



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