



## Edmonton Alberta

\$484,900

INVESTORS ALERT...GREAT LOCATION! With 5 BEDROOMS, walking distance to WEM and future LRT station. Nestled in a quite cul-de-sac area this absolutely immaculate home and as you walk into a spacious entry with living room to your right and a large kitchen is straight ahead and dinning area on the other side. Upstairs you have 3 big bedrooms including a master's 2 piece ensuite and a full bathroom. On the 3rd level you will find a family room and the 4th bedroom, plus full 3 piece bathroom. The basement has the 5th bedroom and another Recreation Room and a Flex room or Den with new flooring and full shower, also has extensive storage area. Outside has MASSIVE YARD distinct for gardening, play yard or relaxation and OVERSIZED DOUBLE GARAGE which is heated and insulated. Perfect home for owner occupants and also good for Income-Generating Property as it is very close to many amenities, schools, shopping area (WEM), future LRT, easy access to Anthony Hendy. Don't miss this great opportunity. (id:6769)

Primary Bedroom 3.8 m X 3.3 m

Bedroom 2 3 m X 2.6 m

Bedroom 3 3 m X 2.6 m

Den 2.8 m X 2.6 m

Bedroom 5 3.37 m X 2.77 m

Family room 5.3 m X 3.4 m

Bedroom 4 3.3 m X 2.8 m

Living room 5.5 m X 3.5 m

Dining room 2.6 m X 2.8 m

Kitchen 4.5 m X 2.8 m

Listing Presented By:



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