



## Edmonton Alberta

\$524,900

Landmark-built | Rosewood Floor Plan | Cul de sac Location | Family-friendly Ellerslie. This 1,762 sq.ft, 4 bed/3.5 bath home has been lovingly maintained by its original owners. The open-concept main floor overlooks the sunny SE-facing backyard & its one-of-a-kind PERMITTED SHOP - (220V/heated/insulated/sky-lights). The oak kitchen features updated appliances & spacious pantry (all closets have MDF organizers). This AWARD-WINNING floor plan was one the builder's most popular, with a large bonus room over the garage (ft. 9' ceilings & gas fireplace) & 3 spacious bedrooms incl. the primary suite w. 4PC ensuite. The FULLY FINISHED basement houses a 4th bedroom + 3PC bathroom. Outside you'll find mature trees & an impressive 12' x 26' deck with arbor. The WIRED playhouse (w. skylights) is a charming bonus! Upgrades include: roof(2021), HWT(2020), furnace motor(2025), upgraded insulation. This property is close to the Henday, Gateway BLVD & amenities such as Save On Foods & tons of shopping/restaurants. (id:6769)

Bedroom 4 Measurements not available

Recreation room 2.79 m X 3.71 m

Storage 2 m X 3.13 m

Living room 4.08 m X 4.15 m

Dining room 3.55 m X 2.71 m

Kitchen 3.56 m X 3.23 m

Laundry room 1.98 m X 2.73 m

Primary Bedroom 5.07 m X 3.34 m

Bedroom 2 3.2 m X 3.02 m

Bedroom 3 3.04 m X 4.16 m

Bonus Room 6.08 m X 4.45 m

Listing Presented By:



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Royal Lepage Arteam Realty

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