



## Edmonton Alberta

\$460,000

Welcome to this well-maintained family home tucked into a quiet cul-de-sac in the mature neighbourhood of Menisa! The bright & inviting main floor features a spacious living room flowing into the dining area and kitchen, offering plenty of room for entertaining and the opportunity to design your dream kitchen. Down the hall are 3 bedrooms and 2 bathrooms, including a private ensuite. Major updates over the years include shingles (2015), hot water tank (2015), furnace (2010), and windows (2008), giving peace of mind on the big ticket items. The fully finished lower level includes an additional bedroom, spacious family room, recreation room, and laundry area, providing space for the whole family. Situated on a large pie-shaped lot, the expansive backyard offers room for gardens, storage, kids, and pets. Oversized (21'7 x 22'2 ft) insulated garage with 2 doors. Close proximity to schools, shopping, public transit, and all amenities. Easy access to the Anthony Henday, you could not ask for a better location! (id:6769)

Family room 5.58 m X 7.93 m

Bedroom 4 3.84 m X 3.89 m

Bonus Room 5.5 m X 3.91 m

Laundry room 4.33 m X 2.91 m

Utility room 1.69 m X 2.66 m

Living room 4.82 m X 4.79 m

Dining room 2.88 m X 3.96 m

Kitchen 2.8 m X 2.49 m

Primary Bedroom 3.89 m X 3.96 m

Bedroom 2 3.05 m X 1.19 m

Bedroom 3 2.41 m X 3.19 m

Listing Presented By:



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