



## Edmonton Alberta

\$519,900

Quick Possession huge south backing pie shape fenced back yard with back lane. 3 upper bedrooms primary(large) has walk in closet. Upgraded 3066 sq ft home on quiet street walking distance to schools, transit, 2 malls. Huge SUNNY kitchen overlooking family room, door from kitchen large composite deck Sept 2019 with Awning. 4th bedroom/den side door and garage door and laundry. Finished basement rec room, 5th bedroom window not egress. 3 piece bath and storage and mechanical. Potential for backyard shop and garden suite. Back fence with gate for RV (paved pad). Vinyl planking . HE furnace March 2018, PVC triple windows shingles April 2015all exterior doors 2020 including garage door sept 2018. 100,000.00 in upgrades over the past 10 years. Flooring, furnace shingles, windows, all exterior doors including garage door. Large composite deck, side fences. HIGH BASEMENT CEILINGS!! (id:6769)

Family room 3.94 m X 6.2 m

Bedroom 4 3.32 m X 2.68 m

Bedroom 5 3.61 m X 3.27 m

Recreation room 7.52 m X 3.59 m

Storage 3.64 m X 4.48 m

Living room 3.35 m X 4.96 m

Dining room 3.33 m X 3.29 m

Kitchen 4.16 m X 3.2 m

Primary Bedroom 4.6 m X 4.48 m

Bedroom 2 3.51 m X 3.28 m

Bedroom 3 3.09 m X 4.07 m

Listing Presented By:



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Royal LePage Arteam Realty

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