



## Edmonton Alberta

\$1,125,000

Windsor Park family homes at this scale don't come available often, and when they do, they go. This one sits on a corner lot w/ a west-facing yard that gets afternoon & evening sun, framed by mature landscaping, beautiful elms, and a fully fenced yard that feels like a private retreat. Inside, the main floor flows the way a family home should: a proper living room, separate dining room, & kitchen, plus a sunken family room that adds warmth and separation without closing anything off. Main floor laundry & mudroom keep the day-to-day running smoothly. Upstairs, four large bedrooms give everyone their own space, along with a dedicated office & two full bathrooms. The basement is fully finished w/ a rec room & storage. High-efficiency furnace, newer hot water tank, central vacuum, & a double detached garage. Steps from the U of A, the river valley, & an easy drive to downtown. A home this size, in this neighbourhood, at this price point, does not come available often. (id:6769)

Recreation room 8.13 m X 3.62 m

Storage 1.65 m X 1.41 m

Utility room 6.34 m X 3.58 m

Living room 6.01 m X 4.01 m

Dining room 3.89 m X 3.56 m

Kitchen 4.46 m X 4.31 m

Family room 6.12 m X 3.38 m

Primary Bedroom 5.07 m X 4.04 m

Bedroom 2 4.95 m X 3.39 m

Bedroom 3 5.07 m X 2.81 m

Bedroom 4 3.3 m X 2.83 m

Office 3.36 m X 2.55 m

Listing Presented By:



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