



## Edmonton Alberta

\$565,000

**\*Suite potential\*** Move-in ready 2-storey home in sought-after Bearspaw, just a short walk to Big Bear Park and Bearspaw Lake. This home features a flexible main floor layout and thoughtful upgrades throughout. Enjoy a living/dining space in the front and a cozy family room off the back kitchen--or reverse the setup to suit your lifestyle. Upstairs offers three bedrooms, including two 4-piece bathrooms, one being the primary ensuite. The fully finished basement includes a large bedroom, 4-piece bathroom, and a private side entrance--perfect for future suite development. Laundry and a 2-piece bath is conveniently located in the side entrance foyer, providing easy, shared access for both upstairs and basement use if a suite is developed. Outside, you will find a private, sunny, south-facing backyard with a freshly painted deck, privacy screen, and an 8x16 shed. The immaculate lawn is easily maintained with built-in irrigation. Extras include central A/C, a heated garage, and a quick bus ride to the LRT! (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

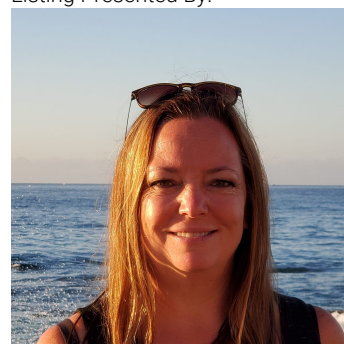
Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Sable Realty



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