



Edmonton Alberta

\$549,999

LOCATION LOCATION LOCATION Cul-de-sac. Backs on to green space with 2 schools (Velma Baker K-6 & Thelma Chalifoux 7-9) with gate access, Larkspur skating rink, soccer fields and off leash. 1500 Sq above ground. Upper level has large master with seating area walk-in closet and ensuite, 2 bedrooms and full bathroom. Main floor, newly renovated, open concept, granite kitchen counters, stainless steel appliances, dining room, main floor 2 piece bathroom. Mudroom entry off garage, newer washer/dryer. Walkout of dining to a large covered outdoor living room on a 12x 18 composite deck, lower paved stone deck with bar and canopy. Artificial turf 19'x7' fenced dog run. 8x10 shed with large partially treed private lot. Basement full gym, games room, bedroom and 3 piece bathroom. New roof 2018, new furnace 2021, new central AC 2023, forced air natural gas heated/insulated garage, new fence 2023, water tank replaced in 2015 with humidifier. Freshly painted, neutral decor on main and upper floors (id:6769)

Bedroom 4 2.67 m X 2.77 m

Living room 4.37 m X 4.92 m

Dining room 2.35 m X 3.07 m

Kitchen 2.32 m X 5.81 m

Primary Bedroom 4.9 m X 4.93 m

Bedroom 2 2.88 m X 3.06 m

Bedroom 3 3 m X 3.1 m

Listing Presented By:



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