



## Edmonton Alberta

\$610,000

Welcome to 5004 144 St NW -- a beautifully maintained one-and-a-half storey in Brookside, set on a large, sunny and PRIVATE corner lot. This home offers a versatile and family-friendly layout with a bright front living room and bay window, a generous dining area, and a welcoming kitchen overlooking the backyard. The cozy sunken family room features a GAS FIREPLACE and built-ins, creating the perfect everyday gathering space. A main-floor bedroom, laundry room, and powder room add convenience. Upstairs, the spacious primary suite includes a WALK-IN CLOSET and 2-pce ensuite, along with two additional bedrooms and a full bath. The basement hosts a SPACIOUS SAUNA, and a great layout for future development. Important updates include TRIPLE-PANE WINDOWS, furnace, CENTRAL A/C, roof, electrical panel, attic insulation, and vinyl siding. Outside, enjoy the beautifully landscaped yard with OUTDOOR ENTERTAINING SPACE, gazebo, and an oversized double garage. Steps to Brookside School and Whitemud Ravine. (id:6769)

Utility room 9.04 m X 3.6 m

Living room 5.36 m X 4.41 m

Dining room 2.45 m X 3.61 m

Kitchen 2.51 m X 3.61 m

Family room 5.36 m X 3.61 m

Den 2.71 m X 3.61 m

Bedroom 4 2.73 m X 3.25 m

Primary Bedroom 3.98 m X 4.03 m

Bedroom 2 2.99 m X 2.92 m

Bedroom 3 2.74 m X 2.95 m

Listing Presented By:



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