



## Edmonton Alberta

\$400,000

This extremely clean & well-kept 3 bed, 2 full bath home boasts pride of ownership! The main floor features a bright kitchen with a casual dining area, plus a full dining space perfect for hosting. Upstairs, you'll find a larger primary room with an additional 2 bedrooms and a 4-piece bath. The lower level provides a cozy family room with large windows and a stunning brick-faced wood-burning fireplace, a spacious office/study area and another 3-piece bath. In the basement, you'll find the laundry/utility area, and two large storage closets. Outside, you'll find a spacious patio area and a beautifully landscaped backyard, perfect for kids or pets! Upgrades include: roof (2015), redone concrete walks, patio and driveway. Close to schools, parks, West Edmonton Mall and with easy access to the Whitemud and Anthony Henday, this home combines comfort, convenience, and location. Lovingly maintained by its long term owner of 30+ years, this home is ready for its new family! (id:6769)

Family room 7.29 m X 5.07 m

Living room 3.96 m X 4.1 m

Dining room 3.56 m X 2.43 m

Kitchen 3.54 m X 3.32 m

Primary Bedroom 3.54 m X 3.56 m

Bedroom 2 2.9 m X 2.53 m

Bedroom 3 2.89 m X 2.53 m

Listing Presented By:



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