



3316 42 Avenue Edmonton AB

\$469,900

IMMEDIATE POSSESSION! This 4-level split home has 4 BEDROOMS and 3 FULL BATHS! The upper level has 3 bedrooms; the primary with walk-in closet and renovated 4pc ensuite! Plenty of living space with 3 large living rooms: the main floor LR has beautiful hardwood and complimentary trim; one level down, a cozy LR with a brick wood-burning fireplace, bedroom and laundry room; in the basement another full LR, with potential for a 5th bedroom. The kitchen has solid wood cabinetry, quartz counters and ceramic tile floor. A dining space overlooks the giant backyard! Tons of storage in the mechanical room, DOUBLE ATTACHED GARAGE, and shed. A tiled foyer at the entrance/garage. Garage has an exterior side door, leading to the monster 662 sq.m corner lot with mature spruce trees, chain link fence and back lane. Potential for garage/garden suite. Overall in great shape; needs new carpet. Close walk to LARKSPUR PARK and RINK, VELMA E. BAKER and THELMA CHALIFOUX schools. Easy access to WHITEMUD and shopping. A/C too!!!

Listing Presented By:



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