



## Edmonton Alberta

\$424,900

Original owner home. Over 2,000 sq ft of finished space incl 3+1 beds. 2 full baths. 1150 sq up + FULLY FIN basement. 2 garages (double detached + single attached). Big ticket upgrades include new windows & blinds up('22), shingles('15), HWT('13), laminate flooring('13), washer/dryer('12), A/C('05), furnace('04). Brand new bathroom on main with walk-in shower. 500m to Namao Centre. 300m to 2 schools: Baturyn Elem & St. Charles (K-6), w/playground, toboggan hill, outdoor skating, & community league. Bsmt has 1 bed, den, full bath w/tub, rec rm, storage & bar w/sink. Need extra parking? Double det garage (powered) PLUS single att garage, PLUS long driveway. 2 wood burning F/P (1 up+1 down). Back entrance takes you straight to the bsmt. Lg back deck w/gazebo & shed. House has 100AMP electrical & garage has 60AMP. Bus stops behind back fence w/direct route to Downtown or UofA. 2024 Taxes \$3479.43. Lot 6597 sqft/612 sqm. Drywall repair in basement bedroom was cosmetic only - no moisture/foundation issues ever. (id:6769)

Den 2.79 m X 2.96 m

Bedroom 4 3.89 m X 2.86 m

Laundry room 3.82 m X 5.92 m

Other 1.91 m X 2.26 m

Recreation room 3.84 m X 6.75 m

Storage 3.84 m X 1.62 m

Living room 4.17 m X 5.79 m

Dining room 3.04 m X 2.81 m

Kitchen 4.17 m X 3.99 m

Primary Bedroom 4.05 m X 3.34 m

Bedroom 2 3.14 m X 2.74 m

Bedroom 3 3.16 m X 2.51 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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