



## Edmonton Alberta

\$549,900

This exceptional property, located in the desirable Pleasantview neighborhood, boasts a prime lot with a south-facing backyard, perfect for outdoor enjoyment. With 1,721 sq ft of living space, this three-level split features a striking new stucco and cultured stone exterior, complemented by inviting textured and stained concrete steps. Inside, you are greeted by an expansive foyer leading to a spacious living area and formal dining room, both adorned with refinished hardwood floors. The kitchen is equipped with modern lino flooring, while the bedrooms offer cozy carpeting. Updated main and secondary bathrooms enhance functionality, and the newly carpeted basement includes a versatile rec room, a fourth bedroom, and ample storage. Two furnaces ensure year-round comfort. Outside, the beautifully landscaped yard, firepit and stamped concrete patio provide an ideal setting for relaxation surrounded by trees. Situated on a tree-lined street, this home offers convenient access to the University. (id:6769)

Family room 4.2 m X 4.66 m

Bedroom 4 3.55 m X 2.45 m

Storage 3.99 m X 1.25 m

Utility room 3.23 m X 2.27 m

Living room 5.04 m X 5.01 m

Dining room 2.45 m X 3.89 m

Kitchen 2.47 m X 4.39 m

Primary Bedroom 3.5 m X 3.35 m

Bedroom 2 3.8 m X 2.62 m

Bedroom 3 3.8 m X 2.87 m

Listing Presented By:



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