



## Edmonton Alberta

\$559,900

Comfortable family living in this well-kept & upgraded home in Malmo Plains! This character 2 storey home boasts 1,800+ sqft, 3+1 bedrooms, 2.5 baths with a fully finished basement and an oversized 22'X24' double detached garage. Main floor features a spacious foyer, enclosed family room w/ wood burning F/P and DEN w/ wood wall panels. Kitchen is upgraded with new SS appliances (2024) & eating area. Formal dining is off kitchen w/ patio door leading to a large & bright SUNROOM. Upstairs you will find 3 good sized bedrooms, a 4pc main bath & 2 pc ensuite in the primary bedroom. Fully finished basement has a second den, a 4th bedroom, a 3pc bath & laundry room. Recent upgrades include house roof (2014), garage roof (2023), vinyl windows (2021), hot water tank (2025) & fresh paint (2024). Very private south facing backyard w/ bricked patio & trees. Super location within 5 minute walking distance to southgate LRT and easy access to UofA & Downtown. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Sunroom Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

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