

## Edmonton Alberta

\$629.000

Executive 4 bedroom 2 storey with park like backyard (11,732 sq ft) backing onto green area (not power line) located at the sought after Twin brooks neighbourhood. Cozy living room w/ bay window. Sunny family room w/ gas fireplace and built in shelves. Open kitchen w/ white cabinets & breakfast bar. Eating nook off patio door to brick patio. Dining room/den may be converted to extra bedroom as there is 3 pcs bath. Upstairs features 4 bedrooms, & 4 pcs bath w/ laundry area. Spacious primary bedroom w/ 3 pcs ensuite. Also a bonus room on the 3rd level. Basement partly finished w/ office, den, rough in bathroom & future rumpus room. Other outstanding features including newer shingles, hi efficiency furnace, newer hot water tank, new solar panels (installed in 03/2024) generating sufficient electricity for home consumption w/ credit from Epcor. Fully fenced backyard w/garden area. Just walking distance to George Nicholson elementary school. Close to bus, shops, LRT, YMCA and Anthony Henday freeway. (id:6769)

Den 4.39 m X 3.91 m Office 3.66 m X 4.02 m Living room 4.33 m X 3.65 m Dining room 3.23 m X 2.73 m Kitchen 4.11 m X 3.3 m Family room 3.54 m X 5.01 m Breakfast 2.77 m  $\times$  2.49 m Primary Bedroom 5.28 m  $\times$  3.75 m Bedroom 2 3.58 m  $\times$  2.97 m Bedroom 3 3.37 m  $\times$  3.25 m Bedroom 4 4.57 m  $\times$  3.12 m

Bonus Room 4.95 m X 4.44 m

Listing Presented By:



Originally Listed by: RE/MAX Elite

http://www.stephenyip.com/

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