



## Edmonton Alberta

\$300,000

This immaculately maintained, well-built 2+1 bedroom home offers both comfort & functionality. The living room features a ceiling fan & vinyl plank, creating a cozy atmosphere. The kitchen boasts large windows & new appliances brings a bright & airy feel. The basement includes an in-law suite w generously sized windows, good carpeting, & comfortable heating. The property also includes an extra wide double garage w 2 overhead doors & a new man door, making it a hobbyists dream w plenty of room for projects, storage, or additional workspace. The fully fenced backyard offers privacy & space for outdoor activities. Recent upgrades include new shingles (6 years old), advanced insulation added in 2015, weeping tile around the house, & a new sump pump. In 2018, the home received a full refresh, including new cupboards, wiring, plumbing, painting, baseboards, doors, main stack & windows. Located just 4 blocks from Commonwealth Stadium, w close proximity to the LRT, & buses. This home offers unmatched convenience (id:6769)

Bedroom 3 8.8\*12.5'

Second Kitchen 9.2\*11.8'

Recreation room 14.7\*13'

Utility room 15.6\*10.6'

Living room 15.6\*15.8'

Kitchen 9.8\*12.5'

Primary Bedroom 9.9\*10.11'

Bedroom 2 8.6\*10.9'

Listing Presented By:



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