



## Edmonton Alberta

\$688,800

SOUGHT-AFTER, QUIET TWIN BROOKS LOCATION! This raised bungalow is perfectly situated on a massive PIE LOT (8,075sf) w/ SOUTH REAR EXPOSURE & a quiet front facade. Soaring ceilings upon entry in the spacious formal living & dining rooms. Heart of the home is well-lit w/ lrg south windows & boasts a family rm w/ gas fireplace, breakfast nook & kitchen w/ ample counter space/cupboards, coffee station & pantry. Main flr has 3 BEDROOMS: lrg primary w/ walk-in closet/ensuite & 2 addtl bdrms (or use as office space). 4pc bthrm & laundry complete this level. Downstairs find 2 SIZEABLE LIVING AREAS (one w/ wet bar & other w/ gas fireplace), 4TH & 5TH BDRMS, 3pc bthrm & flex space/storage. Backyard is a true oasis: lush/mature trees & hedges border the property, garden beds & multiple seating areas! Upgrades: furnace ('21) & architectural shingles (approx '13) plus NO poly b. Oversized garage (23' wide). Convenient location w/ school in neighborhood, quick access to ravine, parks, transit & major arteries (Henday). (id:6769)

Family room 5.97 m X 5.06 m

Bedroom 4 3.9 m X 3.78 m

Bedroom 5 4.6 m X 3.2 m

Recreation room 4.48 m X 3.26 m

Living room 5.03 m X 3.66 m

Dining room 4.27 m X 3.44 m

Kitchen 5.36 m X 3.72 m

Primary Bedroom 4.72 m X 3.54 m

Bedroom 2 3.66 m X 3.29 m

Bedroom 3 3.54 m X 3.23 m

Laundry room 2.1 m X 1.95 m

Listing Presented By:



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