



## Edmonton Alberta

\$480,000

Charming! 1546 sq.ft 2-storey, 3+1 bedroom, 3.5-bath home on a beautiful tree-lined street in Alberta Ave! Main floor features: hardwood floors, a front den, perfect for a home office! 2-piece bath, and open-concept kitchen, dining, and living area w/large windows overlooking the fully fenced backyard w/ private deck. Kitchen offers stainless steel appliances, ample cabinetry and a large walk-in pantry. Functional dining room features: convenient built-in bench. Cozy living room also has a versatile built-in entertainment unit. Upstairs has vinyl plank floors, laundry, a primary suite with walk-in closet w/ 4-piece ensuite, plus two additional bedrooms and a full bath. The 1-bedroom legal basement suite has a modern kitchen, 4-piece bath and laundry! Some of the over \$25,000 in recent upgrades include: remote stairwell blinds, parging, heat pump w/ air scrubber, and brand-new hot water tank. Parking for two in the rear plus street parking. Close to all shopping and transit! (Some photos virtually staged). (id:6769)

Bedroom 4 3.3 m X 2.88 m  
Second Kitchen 3.11 m X 2.5 m  
Laundry room 1.7 m X 2.36 m  
Utility room 3.26 m X 2.34 m  
Living room 3.48 m X 3.64 m  
Dining room 3.07 m X 3.37 m

Kitchen 2.7 m X 3.37 m  
Den 3.14 m X 3.34 m  
Primary Bedroom 3.92 m X 3.34 m  
Bedroom 2 3.15 m X 4.05 m  
Bedroom 3 3.47 m X 2.84 m

Listing Presented By:



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Century 21 Masters

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