



## Edmonton Alberta

\$245,000

Welcome to this fantastic 2-storey home in the convenient community of Beacon Heights! Offering 3 bedrooms and 1.5 bathrooms, this carpet-free home is perfect for families or investors. Main floor features a bright, sun-filled living room with stunning laminate flooring throughout. The dining area adjacent to a spacious kitchen w modern cabinetry, plus a 2-pc bathroom. Upstairs, you'll find three good-sized bedrooms, all finished w newer floorings, along with a 4-pc bathroom. Back door entrance leads to the basement, c/w a laundry/utility rm & plenty of space for future development. Enjoy the landscaped & fully fenced backyard. Recent upgrades include: kitchen cabinet /countertop/dishwasher/microwave hood fan/shingles (approx. 10.5 years)/newer fridge/painting/kitchen flooring (3.5 years)/newer windows & 100-amp electrical panel/updated bedroom flooring/upper bathroom/bathtub/granite counter/doors/entire house w LED lightings. Easy access to school/playground/public transit & all amenities. Don't miss! (id:6769)

Laundry room Measurements not available

Utility room Measurements not available

Living room 4.71 m X 4.06 m

Dining room Measurements not available

Kitchen 4.05 m X 3.69 m

Primary Bedroom 4.18 m X 3.03 m

Bedroom 2 3.27 m X 3.04 m

Bedroom 3 2.88 m X 2.68 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.wendylam.ca/>

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