



## Edmonton Alberta

\$449,900

ABSOLUTELY GORGEOUS home with 1633 sq. ft. and calming earth tones throughout. FIVE BEDROOMS, four bathrooms, AND SEPARATE ENTRANCE TO BASEMENT IN-LAW SUITE. Main floor offers cozy living room with fireplace and beautiful, warm hardwood floors. Large kitchen w. maple cabinets and stainless steel appliances w. adj. large dining area. Main floor has a bedroom and full bathroom. Laundry on main floor and basement. Second level offers 3 bedrooms 1.5 bathrooms. Separate entrance to basement with a full in-law suite w. newer kitchen, bedroom, full bathroom, and in floor heating. Shingles ('19), Furnace/heat pump/AC ('24). Large double detached garage. Private, fenced yard w. stone surround wood burning fireplace - low maint tile patio - STUNNING!. Close to NAIT, downtown, yellowhead tr. (id:6769)

Family room 4.93 m X 5.4 m

Bedroom 5 2.83 m X 3.1 m

Second Kitchen 2.83 m X 2.71 m

Storage 1.6 m X 1.39 m

Storage 1.62 m X 1.39 m

Living room 3.62 m X 4.81 m

Dining room 4.12 m X 3.3 m

Kitchen 4.06 m X 2 m

Bedroom 4 2.97 m X 4.03 m

Primary Bedroom 4.5 m X 3.96 m

Bedroom 2 2.84 m X 3.71 m

Bedroom 3 2.68 m X 3.54 m

Listing Presented By:



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