



## Edmonton Alberta

\$330,000

Welcome to this beautifully maintained 990 sq ft bi-level home featuring a fully finished basement for exceptional living space. The main floor offers an open-concept design with a bright, spacious living room showcasing gorgeous hardwood flooring throughout, seamlessly flowing into the adjacent dining area. The generous kitchen includes warm oak cabinetry and ample storage. This level also provides the primary bedroom, 2 sizable bedrooms and a full 4-piece bathroom. A separate side entrance leads to the fully developed basement, which includes a second kitchen, two additional bedrooms plus a den (easily convertible to a fifth bedroom), a large family room, another bathroom, laundry facilities, and a utility room. Outside, enjoy a single detached garage accessed via the back lane, along with a fully landscaped backyard. The property is ideally situated with easy access to bus routes, schools, NAIT, parks, shopping centres, and all essential amenities. (id:6769)

**Bedroom 4** 3.26 m x Measurements not available

**Bedroom 5** 3.24 m x Measurements not available

**Second Kitchen** 3.21 m x Measurements not

available

**Laundry room** 1.34 m x Measurements not available

**Living room** 3.64 m x Measurements not available

**Kitchen** 3.03 m x Measurements not available

**Primary Bedroom** 3.64 m x Measurements not

available

**Bedroom 2** 4.96 m x Measurements not available

**Bedroom 3** 4.18 m x Measurements not available

**Laundry room** 1.32 m x Measurements not

Listing Presented By:



Originally Listed by:  
Sable Realty



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