



Edmonton Alberta

\$240,000

BACKING ONTO A BEAUTIFUL PARK with PRIVATE FENCED BACKYARD, this well-maintained 4-level split in BALMORAL LANE offers over 1,186 sq. ft. of comfortable living space in a quiet, family-friendly setting. The main floor features a cozy living room with a TILE-SURROUND FIREPLACE AND OAK MANTEL, perfect for relaxing evenings. The bright kitchen offers ample cabinetry, a charming dining nook, and STAINLESS STEEL APPLIANCES (2024). Upstairs you'll find a SPACIOUS PRIMARY BEDROOM WITH HIS-AND-HER CLOSETS, A SECOND BEDROOM, and a 3-PIECE BATHROOM. The lower level includes TWO ADDITIONAL BEDROOMS and a convenient 3-PIECE BATHROOM, ideal for family or guests. The basement offers a comfortable family room, laundry area, and extra storage. Enjoy the FULLY FENCED BACKYARD WITH A LARGE DECK overlooking the PARK. The home features a NEWER FURNACE AND HWT, regularly serviced, with 100-AMP ELECTRICAL SERVICE. TWO PARKING STALLS are right outside, and schools, shopping, and amenities are all WITHIN A 5-MINUTE DRIVE. (id:6769)

Recreation room 3.76 m x Measurements not available

Laundry room 3.78 m x Measurements not available

Bedroom 3 3.79 m x Measurements not available

Bedroom 4 3.03 m x Measurements not available

Living room 3.82 m x Measurements not available

Dining room 2.62 m x Measurements not available

Kitchen 2.62 m x Measurements not available

Primary Bedroom 2.99 m x Measurements not available

Bedroom 2 3.07 m x Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.