



## Edmonton Alberta

\$582,000

Welcome to this spacious 3+1 bedroom, 3.2 bath walkout two-storey located in the desirable community of Leger. Offering a functional and flexible layout, this home features a walkout basement with separate entrance, ideal for a nanny or in-law suite. The basement is enhanced with in-floor heating, providing year-round comfort. Originally open-to-below, the upper level has been thoughtfully converted into a second den, maximizing usable living space. Generously sized bedrooms, abundant storage, and main-floor laundry add to the home's practicality for busy households. Enjoy outdoor living with a natural gas BBQ hookup and a yard featuring mature fruit trees. Conveniently located just 15 minutes to the University of Alberta, and close to commuter routes, shopping, and schools, this property offers excellent access to everyday amenities. Sold as is, where is, this home presents a great opportunity for buyers looking to add value in a sought-after southwest Edmonton location. (id:6769)

Family room 9.04 m X 7.06 m

Bedroom 4 3.32 m X 3.51 m

Second Kitchen 2.34 m X 2.77 m

Living room 4.24 m X 4.41 m

Dining room 5.21 m X 3.56 m

Kitchen 5.21 m X 3.5 m

Den 3.91 m X 4.13 m

Primary Bedroom 5.51 m X 4.38 m

Bedroom 2 3.92 m X 4.29 m

Bedroom 3 3.04 m X 3.24 m

Listing Presented By:



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