



## Edmonton Alberta

\$449,900

Spacious 4 level split with 2,006 sq ft on 3 finished level, plus unfinished 4th level (storage, future finished space), in the mature neighborhood of York, just 2 blocks walking distance to York Elementary school and playground. Tucked in a quiet cul-de-sac. Dining room and front living area have vaulted ceiling. Bright kitchen and dine in kitchen open to beautiful, large, nicely kept backyard. Top floor has 3 bedrooms. Primary bedroom has a walk-in closet & spacious ensuite including jetted tub. 3rd level boasts gas fireplace, family room 3pc bath (with brand new shower), laundry room, and direct access to the garage from the home. The 4th level is unfinished, and includes a crawl space - tons of storage! Located close to park & playground, shopping, transportation, schools, police and hospital. Shingles brand new in 2022. HWT brand new in 2024. Furnace brand new in 2024. The lot size is approximately 550 m<sup>2</sup> (5,920 sq ft). Taxes \$3,881.29 in 2024. 2,006 sq ft of developed living space + 4th level. (id:6769)

Family room 5.46 m X 4.75 m

Bedroom 4 2.54 m X 3.94 m

Laundry room 3.6 m X 1.94 m

Living room 4.79 m X 6.8 m

Dining room 3.78 m X 2.27 m

Kitchen 3.96 m X 3.65 m

Primary Bedroom 3.86 m X 4.86 m

Bedroom 2 3.8 m X 3.03 m

Bedroom 3 2.78 m X 3.6 m

Listing Presented By:



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