

## Edmonton Alberta

\$380,000

Beautiful, bi-level home in Cumberland! Above grade square footage - 895.36 sf, Total living space - 1692.26 sf., including the finished basement. This charming and well cared for property features 2 bedrooms upstairs, 1 bedroom downstairs, & 2 full bathrooms. On the main floor, enjoy the warmth of hardwood floors, a vaulted ceiling, numerous windows & a kitchen w/ a convenient island & pantry. The fully finished basement boasts 9' ceilings, adding to the spacious feel. The primary bedroom offers a double closet for ample storage. Additional highlights incl. a double detached oversized garage (20x22, built in 2006) & recent upgrades: a hot water tank (December 2024) & new shingles (2021). Conveniently located just minutes from Anthony Henday Drive, this home combines comfort, style, and accessibility. (id:6769)

Bedroom 3 3.97 m X 3.48 m Recreation room 3.64 m X 6.66 m Living room 3.89 m X 3.66 m Dining room 1.97 m X 2.83 m Kitchen 4.03 m  $\times$  3.42 m Primary Bedroom 3.62 m  $\times$  3.42 m Bedroom 2.2.58 m  $\times$  2.75 m Listing Presented By:



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