



## 1415 CUNNINGHAM Drive Edmonton AB

\$279,800

WELCOME to this like new, immaculately kept, upgraded, 2 bedroom, 2.5 bath, fully finished home - w/ a view of the pond! This home has fantastic walking/biking trails, a park next door & is within walking distance to schools & grocery stores. It offers tons of privacy with no one directly across the street, an abundance of natural sunlight, great storage, window coverings & a double attached garage. Main floor showcases a beautiful view of the pond, 2-piece powder room, large living space which flows flawlessly to the generous sized dining space. Dining space has sliding doors for access to the balcony w/ a natural gas hook up. Kitchen offers stainless steel appliances, lrg window, a counter height sitting space, & a pantry. Upstairs you'll find 2 b/r, laundry, & a flex space for an office, reading space, or storage! The primary b/r is spacious w/ a 4-piece ensuite, & a walk in closet. The second b/r also has a 4-piece ensuite. Basement offers a boot room w/ tons of storage & access to the double garage!

Listing Presented By:



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