



## Edmonton Alberta

\$475,000

METICULOUSLY MAINTAINED ORIGINAL OWNER HOME ON AN OVERSIZED LOT IN A QUIET CUL DE SAC!

Manicured landscaping & excellent curb appeal welcome you into this family home, step inside and admire the open concept living & dining rm w/new laminate floors(2023) & soaring 15' vaulted ceilings. Continue on to the eat-in kitchen with ample oak cabinetry, updated S/S appliances, & access to the west-facing backyard oasis!

Head upstairs to find a primary suite w/3 pc ensuite & WIC, the main 4 pc bath & 2 additional bedrms. The lower level features a sprawling family rm w/cozy gas fireplace, a 4th bedrm, laundry & a 2 pc bath w/shower rough-in behind the drywall! A bonus flex room, mechanical, and ample storage complete the basement. Relax in the treed privacy of the west-facing backyard oasis w/hot tub pad and pre-wire below the deck, a storage shed w/space for all your tools & toys, plus a plum tree & raspberry bushes! Updates include:

Shingles(2023/2018), spray foam insulation in LR/DR ceiling(2023), toilets & HWT. (id:6769)

Bonus Room 4.19 m X 4.28 m

Family room 4.99 m X 4.55 m

Living room 4.33 m X 3.66 m

Dining room 4.92 m X 2.67 m

Kitchen 4.38 m X 3.47 m

Primary Bedroom 3.77 m X 3.55 m

Bedroom 2 4.03 m X 2.53 m

Bedroom 3 4.03 m X 2.53 m

Bedroom 4 3.18 m X 2.7 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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