



## Edmonton Alberta

\$449,900

Fall in love with this ORIGINAL OWNER home! This 1,114 sq ft, AIR CONDITIONED bi-level has 3 beds + 2 baths + 3/4 finished bsmnt, double attached garage + extra long driveway + backs onto Hollick-Kenyon Park! Bright living room with VAULTED CEILINGS & tinted front windows! Kitchen overlooks the park with pantry, all appliances & plenty of counter space. Huge primary bedroom (also with tinted windows) has 4-pc ENSUITE + 2nd bedroom completes the main floor! Downstairs has a mostly finished basement with 3rd bedroom, huge rec room & family room that could easily be a 4th bedroom, rough-in bath, and laundry. Outside, you have your little backyard oasis with gazebo, beautiful trees (including stunning apple tree!) + shed. Shingles (2012), furnace (2021) for peace of mind. Steps to Hollick-Kenyon Lake trails, near parks, schools, Manning Town Centre, transit & amenities. Quick access to Anthony Henday makes getting around a breeze! It's everything you've been waiting for! (id:6769)

Family room 4.52 m X 3.91 m

Bedroom 3 3.55 m X 3.44 m

Recreation room 5.82 m X 4.73 m

Laundry room 2.41 m X 2.21 m

Living room 4.77 m X 4.28 m

Dining room 2.91 m X 2.51 m

Kitchen 3.55 m X 3.03 m

Primary Bedroom 3.6 m X 3.52 m

Bedroom 2 3.94 m X 2.53 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.homesweethomeedmonton.com/>

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