



## Edmonton Alberta

\$405,000

Welcome to this well-maintained 3-bedroom, 4-level split home in the family-friendly community of Kirkness! Step inside to a bright and inviting main floor featuring soaring vaulted ceilings in the living room, creating an open and airy feel with plenty of natural light. The functional layout offers comfortable living and entertaining space, with the kitchen and dining area conveniently located nearby. Upstairs you'll find spacious bedrooms, providing comfortable space for family living. The third level features a large family room, perfect for relaxing, movie nights, or entertaining guests, along with an additional bedroom and a full 4-piece bathroom—ideal for guests, teens, or extended family. The basement has been newly finished, adding valuable additional living space that can be used as a recreation room, home gym, or office. This home has seen important updates including a furnace, hot water tank, and replaced windows, giving you peace of mind and improved energy efficiency. (id:6769)

Recreation room 4.27 m X 5.84 m

Family room 5.36 m X 3.67 m

Bedroom 3 4.15 m X 2.83 m

Living room 5.11 m X 5.88 m

Dining room 3 m X 3.76 m

Kitchen 2.41 m X 2.59 m

Primary Bedroom 4.04 m X 3.45 m

Bedroom 2 4.04 m X 3.02 m

Listing Presented By:



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