



## Edmonton Alberta

\$425,000

5 levels for the price of 4! Welcome to your 1736 sqft 3 bedroom, 2.5 bathroom 5 level split with so much space for the family! This property is located in a fantastic neighborhood, close to schools of all levels, Londonderry Mall and all of its amenities, and so much more! This property is well laid out where you have a foyer, family room, and half bath on the main level, and the living room, dining room, and kitchen on the 2nd level. The upper level has 3 bedrooms and a full bathroom. The 4th level is an open space with built-in cabinetry, but if you wanted to take advantage of the windows, adding a 4th bedroom would be ideal here. Finally, the lowest level has 2 rooms that I would suggest converting into a rec room, especially if you added that extra bedroom on the floor above. Outside in the West-backing yard, it has an over-sized detached double garage, swinging gate, and a large new driveway. This property has been lovingly cared for over the decades with numerous updates, but ready for your tastes. (id:6769)

Bedroom 4 2.57 x 3.25

Storage 2.57 x 3.25

Bedroom 5 3.29 x 2.99

Utility room 3.26 x 5.77

Storage 1.85 x 3.06

Living room 3.49 x 6.37

Dining room 3.64 x 2.43

Kitchen 4.10 x 2.95

Family room 4.07 x 5.98

Den 2.26 x 3.33

Mud room 1.63 x 3.33

Primary Bedroom 3.49 x 4.12

Bedroom 2 3.73 x 2.99

Bedroom 3 3.72 x 2.65

Listing Presented By:



Originally Listed by:  
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**REMAX ELITE**

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