



## Edmonton Alberta

\$525,000

Rarely does a home this spacious and well located come available. This 1,866 sq ft 4 level split is tucked into a quiet cul de sac in the established community of Caernarvon, backing directly onto a park and playground. Step inside to warm wood toned flooring, soft neutral colours, and a bright living room that flows into the dining area with a stylish feature wall and modern lighting. The kitchen offers rich wood cabinetry, light countertops, tile backsplash, and views of the large backyard. Upstairs features 3 bedrooms, including the primary retreat. The lower level offers a comfortable family room anchored by a brick facing wood burning fireplace, while the fully finished basement is set up as a rec room with a custom wet bar, stone accent walls, and plush carpeting, perfect for entertaining. With 2 additional bedrooms, 3.1 bathrooms, an insulated double attached garage, and a sunny yard backing green space. This is a home that offers the space, layout, and location buyers rarely find all in one. (id:6769)

Family room 3.42 m X 5.84 m

Bedroom 4 2.81 m X 3.42 m

Bedroom 5 3.82 m X 3.02 m

Recreation room 3.66 m X 6.36 m

Utility room 2.2 m X 1.85 m

Living room 4.24 m X 6.59 m

Dining room 4.08 m X 2.92 m

Kitchen 4.4 m X 3.53 m

Primary Bedroom 3.35 m X 3.88 m

Bedroom 2 3.26 m X 2.88 m

Bedroom 3 3.75 m X 2.71 m

Listing Presented By:



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