



## Edmonton Alberta

\$575,000

Race to take your place in this showhome-condition, 2 storey, with 3,227 sqft of air-conditioned comfort, 5 bedrooms, 4 bathrooms, all in a quiet cul-de-sac in the community of Ozerna. Past the front patio and into the foyer, discover sunsets of the living room beneath vaulted ceilings, awash into the adjoining airy dining room with gleaming hardwood floors. A brand new kitchen with stainless steel appliances, welcomes you, as the breakfast nook brags with views of your MASSIVE beautifully landscaped pie-lot yard with private deck, & a workshop-of-a-shed. A 2nd living room with fireplace, main floor laundry & bedroom complete the 1st floor. Private quarters are located upstairs, where two bedrooms, serviced by a 4pc main bathroom, are only surpassed by the primary retreat with 4pc ensuite incl. jetted tub. The fully finished basement opens up a realm of possibilities; with 2 rec room spaces (including pool table) a 4th bedroom with 4pc ensuite & storage room, theres space for everyone! Heated double garage (id:6769)

Bedroom 5 24'5 x 11'9

Recreation room 33'9 x 26'9

Storage 11'9 x 7'

Living room 15'6 x 11'6

Dining room 13'8 x 8'11

Kitchen 18'6 x 15'1

Family room 20' x 13'

Bedroom 4 12'4 x 9'9

Laundry room Measurements not available

Primary Bedroom 14' x 13'2

Bedroom 2 13' x 9'9

Bedroom 3 13'10 x 9'6

Listing Presented By:



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