



## Edmonton Alberta

\$579,000

Location, location, location! Nestled in a quiet cul-de-sac on a rare, oversized, massive south-facing pie-shaped lot, this beautifully maintained home offers space, comfort, and an incredible backyard retreat. The meticulously landscaped yard has an ample space for relaxation, entertaining, and gardening. Inside, you'll find 4 bedrooms, 4 baths, a main-floor den, laundry room, and spacious family room. The updated kitchen features stainless steel appliances and opens to a bright sunroom—the perfect spot for morning coffee or evening sunsets. Upstairs, the spacious primary bedroom offers a walk-in closet, an ensuite, and access to a balcony, while two additional bedrooms with a full bath complete the upstairs. The f-finished basement includes a large recreation room, 4th bedroom & a full bathroom. Recent upgrades include: new furnace (2024), siding & eaves (2022), windows (2021), fence (2020), HWT (2020), and A/C (2018). Located close to schools, park, shopping, ETS, with quick access to Anthony Henday. (id:6769)

Bedroom 4 3.9 m X 6.12 m

Recreation room Measurements not available x 3.42 m

Living room 4.24 4.54

Dining room 5.83 m X 3.74 m

Kitchen 6.68 m X 3.65 m

Family room 6.49 m X 3.96 m

Den 3.12 m X 3.24 m

Sunroom 5.87 m X 3.57 m

Primary Bedroom 4.55 m X 4.6 m

Bedroom 2 3.12 m X 3.66 m

Bedroom 3 3.12 m X 3.66 m

Listing Presented By:



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