



## Edmonton Alberta

\$525,000

Welcome to this UPGRADED F/F Full A/C, 3+Bdrms, 2-Full Baths, BI-LEVEL, TRIPLE PANE WINDOWS w/well over 2500Sq.Ft of Living Space w/a 23x21 Double Att. Insulated Garage in the community of OZERNA! Upon entry you are greeted with ceramic tile front entrance with 7-Steps down & 7-Steps up to the main floor with LAMINATE FLOORING into the separate bright Living Room w/an ELECTRIC FIREPLACE(With OILERS COLORS!) The upgraded kitchen has QUARTZ Counter Tops w/a Corner Pantry & lg ISLAND with plenty of Cupboard space + a Dining Room for 6+Guests facing the east backyard. There are 3 great sized Bdrms w/a Full 3pc ENSUITE w/a WALK-IN SHOWER ready to add a glass surround? The 2nd & 3rd Bdrms are located close to the full 4pc main floor bathroom. The F/F Basement has a large FAMILY ROOM, REC ROOM, LAUNDRY ROOM, HUGE STORAGE ROOM & Lg Windows to add 2-More BEDROOMS? Upgrades over the years, ROOF(2015) H.E. FURNACE(2018) WINDOWS(2019) NEW PEX WATERLINES(2024) A/C(2025) You will be impressed with this property! (id:6769)

Family room 7.05 m X 3.58 m

Recreation room 7.42 m X 3.9 m

Laundry room 3.7 m X 1.71 m

Storage 4.3 m X 2.45 m

Utility room 2.68 m X 1.53 m

Storage 2.11 m X 1.51 m

Living room 4.66 m X 3.77 m

Dining room 3.11 m X 2.76 m

Kitchen 3.8 m X 3.59 m

Primary Bedroom 4.34 m X 3.62 m

Bedroom 2 3.26 m X 2.84 m

Bedroom 3 3.63 m X 2.81 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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