



## Edmonton Alberta

\$410,000

Welcome to this 1,653 sq. ft. 2 storey family home in Baturyn on a large pie-shaped lot. The main floor features a bright dining area, a large kitchen with abundant counter space, and a cozy fireplace in the living room that sets the stage for family gatherings. Upstairs, you will find three generous bedrooms, including a primary retreat with a private ensuite and walk in closet. Fully finished basement with second kitchen, fireplace, two bedrooms, a full bath, and utility room. Step outside to a spacious backyard with lush open lawn and endless opportunities to design your dream outdoor space, whether it is a fire pit, play area, or patio. With a little TLC, this property could be transformed into your ideal family dream home. Located near O'Leary Swimming Pool, Namao Centre, Londonderry Mall, schools, and more, this home offers the perfect balance of comfort, convenience, and flexibility. It is also a great opportunity for those looking for a rental property with immediate cash flow! (id:6769)

Bedroom 4 2.9 m X 5.76 m  
 Bedroom 5 3.42 m X 2.74 m  
 Second Kitchen 4.6 m X 3.53 m  
 Recreation room 3.25 m X 5.29 m  
 Utility room 2.67 m X 2.34 m  
 Living room 4.92 m X 4.95 m  
 Dining room 3.63 m X 2.71 m

Kitchen 4.08 m X 4.15 m  
 Family room 3.37 m X 5.31 m  
 Mud room 2.72 m X 3.38 m  
 Primary Bedroom 4.08 m X 5.91 m  
 Bedroom 2 3.45 m X 3.48 m  
 Bedroom 3 3.98 m X 2.31 m

Listing Presented By:



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