



## Edmonton Alberta

\$415,000

This original owner 4 level split is located in the fantastic neighborhood of Lyburn! Beautifully cared for and packed with thoughtful updates and exceptional functionality. Offering two generous bedrooms upstairs with loads of closet space and the primary has a two piece ensuite as well as the main 4 piece bath. Recent improvements include updated furnace, hot water tank, and roof, providing peace of mind for years to come. Triple glazed windows enhance comfort & energy efficiency throughout the home. The third level is highlighted with a large family room with gas fireplace and a 3rd bedroom and 2 pce bath. The versatile basement features a custom built-in craft table that cleverly folds away Murphy bed-style when not in use, maximizing space & flexibility. Generous storage options can be found throughout every level of the home. An opportunity to own a lovingly cared for property with room for the whole family, functional living spaces, and an oversized, 21x23, detached garage off the rear lane. (id:6769)

Recreation room 6.83 m X 3.12 m

Laundry room 2.77 m X 3.24 m

Utility room 4.13 m X 2.45 m

Storage 3.39 m X 1.16 m

Family room 5.43 m X 4.48 m

Bedroom 3 3.51 m X 3.24 m

Living room 4.46 m X 4.56 m

Dining room 2.47 m X 4.64 m

Kitchen 4.07 m X 4.57 m

Primary Bedroom 3.56 m X 4.01 m

Bedroom 2 3.7 m X 3.47 m

Listing Presented By:



Originally Listed by:  
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