



## Edmonton Alberta

\$470,000

Turnkey bi-level with a 2-unit layout featuring 2 kitchens! In desirable community of Lymburn! This home offers over 1,800 sq ft of developed living space with 2 bedrooms up and 2 bedrooms down, making it ideal for extended family or multi-generational living. Bright main floor features a spacious living room, functional kitchen with adjoining dining area, 4-piece main bath, and generous primary bedroom. The fully developed basement includes a SECOND KITCHEN, 2 additional bedrooms, another full bathroom, laundry, and a separate living area (basement suite is non-compliant). Numerous updates make this home truly MOVE-IN READY. Enjoy the fully fenced yard with plenty of space for kids, pets, and entertaining. Fantastic WEST END location just minutes from West Edmonton Mall, Callingwood Shopping Centre, schools, parks, and public transit, with QUICK ACCESS to both Whitemud Drive and Anthony Henday Drive for an easy commute. A GREAT opportunity to own a versatile family home in an unbeatable location! (id:6769)

Bedroom 3 3.3 m X 3.01 m

Bedroom 4 3.87 m X 2.8 m

Second Kitchen 3.73 m X 3.11 m

Utility room 2.08 m X 3.92 m

Living room 4.97 m X 3.42 m

Dining room 2.12 m X 2.58 m

Kitchen 3.87 m X 4.74 m

Primary Bedroom 3.73 m X 4.17 m

Bedroom 2 2.65 m X 4.08 m

Listing Presented By:



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