



## Edmonton Alberta

\$299,900

Perfect Central Location - this unique bi-level unit in an extremely well kept 4-plex offers a total of 1144sqft of living space plus a garage with extra driveway space and peaceful yard. The main level has an updated kitchen with modern painted cabinets, butcher block counters, new sink with faucet & pantry. You can enjoy entertaining with a large living room and dining space that open up to the quaint balcony overlooking the back yard with apple tree. The main floor also offers a convenient 2-pc bathroom, updated vinyl plank floors, modern paint tones and updated LED lighting fixtures. The lower level features extra tall ceilings, 2 large bedrooms, a 4-pc bathroom, storage area plus laundry/mechanical room. There is a nice closet organizer in the primary bedroom, plus carpeting throughout the lower level along with added radon mitigation system. This property lets you truly enjoy a quiet space just steps away from the convenience of the LRT & Bonnie Doon shopping centre. (id:6769)

Primary Bedroom 10.5 m X 13.9 m

Living room 12.1 m X 19.7 m

Dining room 8.6 m X 9.3 m

Kitchen 8.5 m X 9.9 m

Bedroom 2 9.3 m X 12 m

Listing Presented By:



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