



## Edmonton Alberta

\$524,888

Welcome to the highly desirable community of Sweet Grass! This spacious 4-level split home, situated on a quiet cul-de-sac, offers over 2,700 sq. ft. of living space with 4 bedrooms, 2.5 baths, and an oversized double attached garage. The main level features a bright living room with a bay window, a kitchen with newer appliances—including the dishwasher—and a cozy breakfast nook, as well as a formal dining room. The ground level boasts a welcoming family room with a gas fireplace, a convenient bedroom, and a 2-piece bath. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a walk-in closet and a 3-piece ensuite. The basement offers a spacious rec room, perfect for additional living space. This home comes with numerous upgrades, including newer shingles, eavestroughs, one furnace, hot water tank, washer, dryer, and dishwasher. Enjoy the large private backyard and the convenience of being close to schools, the Derrick Club, and easy access to Whitemud Drive. (id:6769)

Recreation room 5.81 m X 7.73 m

Utility room 3.35 m X 3.96 m

Living room 6.44 m X 4.35 m

Dining room 2.63 m X 4.08 m

Kitchen 3.7 m X 2.97 m

Family room 6.18 m X 3.6 m

Bedroom 4 3.88 m X 2.87 m

Sunroom 4.75 m X 2.86 m

Breakfast 3.49 m X 1.81 m

Primary Bedroom 4.67 m X 3.64 m

Bedroom 2 3.19 m X 4.15 m

Bedroom 3 3.17 m X 3.58 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca