



## Edmonton Alberta

\$490,000

Tucked away on a quiet Crawford Plains cul-de-sac, this 4-level split offers over 2,000 sq. ft. of total living space. The main floor impresses with modern flooring, a stylish feature wall, and a sun-filled kitchen featuring a farmhouse sink. Upstairs are three generous bedrooms, including a primary with cheater-door access to the 4-piece bath. The third level provides a spacious family room, a fourth bedroom, and a second full bathroom. The basement features a versatile flex room and a large 5th bedroom (non-conforming window size). Efficiency is a highlight with a 4-year-old furnace and a brand-new heat pump, providing an eco-friendly way to heat and cool the home (optimal to -10°C). The private backyard is an entertainer's dream with a large deck and gazebo. Completing the property is an oversized double detached garage (28' x 25'), ideal for a workshop. This move-in-ready home perfectly balances functionality with major mechanical upgrades in a prime family-oriented location. (id:6769)

Den 2.7 m X 2.7 m

Bedroom 5 Measurements not available

Family room 5 m X 4.6 m

Bedroom 4 3.1 m X 2.8 m

Living room 4.2 m X 3.3 m

Dining room 3.1 m X 2.5 m

Kitchen 3.5 m X 3.5 m

Primary Bedroom 4.2 m X 3.6 m

Bedroom 2 3.6 m X 2.6 m

Bedroom 3 3.6 m X 2.6 m

Listing Presented By:



Originally Listed by:  
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