



Edmonton Alberta

\$475,000

Welcome to this spacious 2-storey split offering 2005 sq/ft above grade plus an additional 1196 sq/ft in the basement. Ideally located in a quiet cul-de-sac, this home is tucked away for maximum privacy and backs onto walking trails along the west and south sides. Enjoy a huge southeast-facing backyard, perfect for morning sun and outdoor living. The functional layout features multiple living areas on the main floor, including a cozy wood-burning fireplace, a main floor bedroom ideal for a home office, and a double attached garage for added convenience. Upstairs offers 3 generous bedrooms, including a primary retreat with a 3-piece ensuite and his-and-her closets, while the basement includes 2 additional bedrooms, bringing the total to 6 bedrooms and 2.5 bathrooms. With newer shingles already completed, this property is an excellent value-add opportunity for move-up buyers or renovators looking to build equity in a prime location. Walking distance to LRT and bus stops adds incredible convenience. (id:6769)

Bedroom 5 18'10 x 12'8

Bedroom 6 19'9 x 12'9

Living room 11'5 x 19'7

Dining room 13'10 x 9'

Kitchen 13'5 x 8'2

Family room 14'6 x 20'4

Bedroom 4 9'5 x 9'5

Primary Bedroom 15'6 x 14'2

Bedroom 2 11'1 x 9'5

Bedroom 3 11'1 x 9'5

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd

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