



## Edmonton Alberta

\$575,000

A beautiful home in one of the most desirable neighborhoods, Allard! \*\* Let's cut to the chase. \*\*\*\* Features:  
\*\* A SOUTH facing backyard, more light, better life! \*\* 500 meters away from Dr. Lila Fahlman School & Allard Park. \*\* Cul-de-Sac, no through traffic. \*\* Quite, spacious & wide backyard. \*\* Close to 2,000 square feet. \*\* Many upgrades: 9 feet ceiling on main, granite countertop, Hardwood floor, walk-in pantry, Hunter Douglas windows blinds, Air Conditioning & two-tier rear deck. \*\* Bright living room at main with a natural gas fireplace.  
\*\* Large family/bonus room at upper level. \*\* Three bedrooms upper. The master bedroom has a 5-piece ensuite with a jet tub. \*\* Basement has plumbing rough-in, and is a large & clean canvas ready for new magic touch. \*\* Double attached garage, heated, insulated & drywalled. \*\*\*\* Quick and easy access to Anthony Henday Highway, Calgary Trail & Edmonton International Airport. Home is what you make it! Move in & Enjoy living! (id:6769)

Living room 4.27 m X 4.67 m

Dining room 3.18 m X 2.15 m

Kitchen 3.95 m X 4.67 m

Laundry room 2.44 m X 3.33 m

Family room 5.94 m X 3.96 m

Primary Bedroom 3.4 m X 4.46 m

Bedroom 2 3.49 m X 3.75 m

Bedroom 3 3.49 m X 3.22 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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