



## Edmonton Alberta

\$609,000

Discover the ultimate private backyard oasis in Brintnell, this home sits on a pie lot 528m<sup>2</sup> in size. Backing the park featuring a huge landscaped yard with a deck, pergola, fire pit and grassy area for the kids to play. Over 3000 sq ft of finished space includes fresh paint, a brand-new roof (2024) & new hot water tank (2024). The bright main floor features a gas fireplace, built-in speakers, spacious dining area & chef's kitchen with gas stove & walk-through pantry. A home office, powder room, mudroom & laundry area complete the main floor. Upstairs offers a vaulted ceiling bonus room (with nifty book-case secret entrance) luxurious primary suite with soaker tub & walk-in closet, two more bedrooms, and 4pc bathroom. The finished basement includes a rec room, wet bar, bedroom & full 4pc bath. Heated oversized double garage & quiet cul-de-sac location. For families, enjoy the convenience of school bus pickup right outside your back gate. A beautiful home in a perfect location! Some photos virtual staged (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



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