



Edmonton Alberta

\$474,888

Welcome to this UPGRADED, NEW PAINT & CARPET, F/F 1434Sq.Ft 2Storey, 1/2 DUPLEX, 4Bdrms/4Baths on a 6800+Sq.Ft PIE LOT w/a 22x20 HEATED Double Det. Garage with RV Parking for 2-35Ft TRAILERS & 2-20Ft TRAILERS (RENT THE SPACE FOR \$50/MONTH?) With well over 2100Sq.Ft of Living Space in ALLARD! The main floor has 10Ft CEILINGS, w/a Cozy Living Room with LAMINATE FLOORING continuing into the Dining Room with space for 8+Guests & a Chefs Delight Kitchen w/a 5-BURNER GAS STOVE, S/S Fridge, Bosh Dishwasher & QUARTZ Counter Tops, a Lg ISLAND with 4 Bar Stools, a Corner Pantry & Back to the lg 2+Tier Deck! The upper floor has 3Bdrms, a full 4pc Bath, Upper LAUNDRY ROOM & The Primary Bdrm has a lg 5Pc ENSUITE, Double sinks & tub/shower & A WALK-IN CLOSET! The F/F Basement comes with VINYL PLANK FLOORING and a Family Room, 4th Bdrm, 4Pc Bath, Wet Bar, Gym Area, 2 Lg Storage areas & HRV w/a H.E Furnace. The massive PIE SHAPED backyard has plenty of space for the kids & is a 5min walk to the new K-9 SCHOOLS! (id:6769)

Family room 4.02 m X 3.21 m

Bedroom 4 2.96 m X 2.1 m

Storage 2.13 m X 1.81 m

Utility room 2.99 m X 2.84 m

Storage 2.84 m X 2.53 m

Living room 4.25 m X 3.65 m

Dining room 4.86 m X 2.85 m

Kitchen 4.96 m X 2.85 m

Primary Bedroom 4.17 m X 3.12 m

Bedroom 2 3.2 m X 2.72 m

Bedroom 3 3.08 m X 2.95 m

Laundry room 1.73 m X 1.38 m

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<http://www.barrycandelora.com/>

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