



## Edmonton Alberta

\$429,900

Experience the perfect blend of comfort and location in this meticulously maintained 4-level split, nestled in the heart of Crawford Plains on a premium lot backing onto serene green space. The inviting main floor features a sun-drenched living room with a signature bay window and custom coverings, flowing seamlessly into an elegant dining area and a spacious eat-in kitchen equipped with newer appliances (2023) and patio doors opening to your private outdoor oasis. Retreat upstairs to three generous bedrooms, including a primary suite with convenient cheater access to the large 4-piece bath. The third level offers a massive family recreation room and a 3-piece bathroom, while the unfinished fourth level awaits your creative touch. Your south-facing, fully fenced backyard is a summer dream, complete with a custom sun deck with built-in seating. Key upgrades include newer shingles, a fresh garage door, and stylish vinyl plank flooring. This home is complete with a double attached insulated garage. (id:6769)

Recreation room 29.1 m X 18.7 m

Living room 15.6 m X 13 m

Dining room 16.6 m X 10.4 m

Kitchen 15.5 m X 12.1 m

Primary Bedroom 11.9 m X 14.6 m

Bedroom 2 8.4 m X 10.6 m

Bedroom 3 8.4 m X 10.4 m

Listing Presented By:



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Kairali Realty Inc.

<https://www.kairalirealty.ca/>

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