



## Edmonton Alberta

\$515,000

RECENT UPDATES: Shingles 2023, Hot water tank 2022, Central Air conditioner 2016, Humidifier 2022. This fantastic family home is located on a QUIET crescent with walking distance to PARKS, TRAILS and WATER PARK in desirable Brintnell which has easy access to the Henday to get downtown, all amenities and airport very quickly. With approx 2700 ft<sup>2</sup> of total F/FIN living space there is 4 bedrooms + 3.5 Baths. The SPACIOUS front entrance has HARDWOOD flooring leading to the OPEN DESIGN Kitchen with GRANITE counters, large ISLAND, W/I PANTRY with Stainless appliances all open to the Livingroom and Dining room leading to Patio doors going to the Fully fenced and landscaped yard with Paving Stone PATIO and Shed. The main floor LAUNDRY has beautiful WASHER and DRYER in a separate room to the Double attached GARAGE! Upstairs are 3 SPACIOUS bedrooms and Big BONUS room with GAS FIREPLACE with Sun-filled South windows to enjoy special family days. The Primary Suite has a LUX soaker tub, large vanity and separate SHOWER (id:6769)

Family room 30'6" x 12'5"

Bedroom 4 13'3" x 9'1"

Living room 12'7" x 14'

Dining room 13'4" x 12'2"

Kitchen 12' x 11'7"

Laundry room 5'3" x 3'

Primary Bedroom 13'9" x 11'5"

Bedroom 2 10'11" x 10'

Bedroom 3 10'6" x 9'9"

Bonus Room 18' x 13'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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