



## Edmonton Alberta

\$519,000

Well-maintained 2-storey located across from Klarvatten Lake, walking trails and green space! This bright and inviting home offers 3 bedrooms above grade plus a 4th bedroom in the fully finished basement, 3.5 bathrooms, and a functional family-friendly layout. The main floor features vinyl plank flooring, a spacious living room with gas fireplace, and an eat-in kitchen with ample cabinetry and patio doors leading to the sunny south-facing backyard complete with spacious deck. Upstairs you'll find a large bonus room, convenient laundry, and a generous primary suite with walk-in closet and ensuite. The finished basement includes a large bedroom and modern 3-piece bath. Recent upgrades include a newer roof (approx. 4 years) and hot water tank. Situated on a 457 m<sup>2</sup> lot with a private, fully fenced yard, double attached garage, and driveway parking for two vehicles. No Poly-B plumbing! Close to schools, shopping, transit and quick access to Anthony Henday Drive. (id:6769)

Bedroom 4 5.08 m X 3.25 m

Living room 3.95 m X 5.18 m

Dining room 3.49 m X 3.13 m

Kitchen 3.48 m X 3.7 m

Family room 5.19 m X 4.92 m

Primary Bedroom 3.43 m X 4.26 m

Bedroom 2 2.79 m X 3.42 m

Bedroom 3 3.24 m X 2.86 m

Laundry room 2.79 m X 2.6 m

Listing Presented By:



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8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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