



## Edmonton Alberta

\$349,900

This 949 sq. ft. home in York could be what you have been waiting for to make your own. On the main level this home features a spacious living room, south facing kitchen with French doors to the backyard deck, 3 bedrooms and 4 piece bathroom. There is a separate back entrance to the downstairs where there is an area that has extra cabinets, a fridge and freezer. Two extra bedrooms, sitting area, 4 piece bathroom and laundry room complete the basement. The upgrades over the years include exterior insulation around the house before siding and stone brick work was completed (2009), vinyl windows (2008), hot water tank (2016) and the furnace was just installed (2025). The sunny backyard has plenty of space and a double detached garage. This home is in a great neighbourhood close to schools, public transportation, shopping and has great access to the Anthony Henday. With a little love you could make this house your home. (id:6769)

Bedroom 4 3.27 m X 3.6 m

Bedroom 5 3.33 m X 3.04 m

Laundry room 1.72 m X 2.68 m

Second Kitchen 3.23 m X 4.04 m

Living room 4.71 m X 4.64 m

Dining room 2.88 m X 2.2 m

Kitchen 2.88 m X 2.46 m

Primary Bedroom 3.07 m X 3.41 m

Bedroom 2 3.92 m X 2.33 m

Bedroom 3 3.06 m X 2.41 m

Listing Presented By:



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REMAX River City

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