



## Edmonton Alberta

\$499,900

PRICED TO SELL BELOW CITY ASSESSMENT. Quick possession!!! Impressive HIGH ceiling entry with MODERN TILE FLOORING welcomes you into a bright, elegant home. Features 2 spacious living rooms with classic pillars, a MODERNIZED KITCHEN, and CENTRAL AC for year-round comfort. Enjoy outdoor living on the HUGE COVERED DECK WITH HOT TUB, which leads to the backyard with a shed and a swing to relax: 3 Bedrooms and 2 full washrooms. The fully furnished basement offers 1 bedroom, a full bath, and a huge space that can be converted into another bedroom and a small kitchen (Subject to approval), including a large utility room with a washer and dryer, crawl space, and a HEATED double-attached garage. Quick access to all amenities. Stylish, Spacious and move-in ready - Must SEE. (id:6769)

Bedroom 4 Measurements not available

Living room 4.18 m X 3.45 m

Dining room 3.04 m X 4.51 m

Kitchen 3.5 m X 5.34 m

Family room 3.71 m X 4.43 m

Primary Bedroom 3.93 m X 4.28 m

Bedroom 2 3.03 m X 3.07 m

Bedroom 3 3.07 m X 3.37 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://binoj-menon.c21.ca/>

**REMAX Elite**

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