



## Edmonton Alberta

\$494,900

Welcome to the **PERFECT FAMILY HOME** in the heart of Menisa, offering exceptional space, comfort, & upgrades throughout. With 1,488sqft on the main floor plus another 1,100+sqft in the basement, this bright & open layout has plenty of room for everyone! Enjoy 4 bedrooms (3up & 1down), a beautifully renovated 3pc ensuite (2020), & a lovely 4-season room off the kitchen--perfect for year-round enjoyment. Major updates include new roof & skylights (2024), water softener (2024), new hot water tank (2026), furnace (2010), windows (2004), & spray-foamed exterior main-floor walls (2020), & AC for comfort & added efficiency. Your basement offers plenty of space with a 4th bedroom, full bath, living space, along with storage & workshop. Outside relax in your beautiful yard, with apple tree, ideal for entertaining, complete with a natural gas BBQ hookup, & new sidewalk & pad (2025). An oversized HEATED double garage completes this well-cared-for home in a fantastic family-friendly neighbourhood. **WELCOME HOME!!!!** (id:6769)

**Bedroom 4** 3.31m x 4.39m

**Bonus Room** 3.88m x 8.37m

**Workshop** 3.91m x 3.03m

**Laundry room** 2.66m x 5.20m

**Other** 2.37m x 2.59m

**Utility room** 1.66m x 5.16m

**Living room** 5.11 m x Measurements not available

**Dining room** 2.84m x 3.35m

**Kitchen** 4.25m x 4.48m

**Primary Bedroom** 4.10m x 3.57m

**Bedroom 2** 4.11m x 2.77m

**Bedroom 3** 3.06m x 2.62m

**Sunroom** 5.27m x 3.52m

**Other** 1.28m x 3.76m

Listing Presented By:



Originally Listed by:  
RE/MAX Professionals

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