



## Edmonton Alberta

\$419,000

For more info, please click on View Listing on Realtor(R) Website. Balwin Beauty! Great location for a family with schools 1/2 block to Elementary & Junior High School and located on a quiet street. This solid 4 bedroom, 2 bathroom home has had a number of upgrades over the years. These include the main floor windows, engineered floor in the living room plus ceramic flooring throughout except for bedrooms, which are carpeted. Additional upgrades have been Oak cupboards in the kitchen and main bathroom, High Efficiency Furnace and Hot Water Tank in 2014. A new central Air Conditioner offering added comfort is the latest upgrade in 2024 plus an extra electrical panel with room to spare for future electrical needs! Original homeowners built a 12x12 3 seasons sunroom which offers a great place for visitors to enjoy during the warm months. There is a open, fenced in back yard. Also, a unobtrusive pad for parking a trailer or car with gate access from the oversized double garage! (id:6769)

Bedroom 4 3.35 m X 3.28 m

Laundry room 3 m X 3.99 m

Workshop 3.58 m X 2.12 m

Storage 2.16 m X 3.07 m

Recreation room 5.37 m X 4.17 m

Other 2.35 m X 3.57 m

Living room 4.13 m X 4.82 m

Dining room 3.6 m X 1.93 m

Kitchen 2.77 m X 3.59 m

Primary Bedroom 3.95 m X 2.53 m

Bedroom 2 2.49 m X 3.08 m

Bedroom 3 3.95 m X 2.53 m

Sunroom 4.68 m X 3.7 m

Listing Presented By:



Originally Listed by:  
Easy List Realty



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