



## Edmonton Alberta

\$424,900

SPACIOUS FAMILY BI-LEVEL in desirable Killkenny! This well-maintained 4 bedroom, 2 bathroom home with SEPARATE ENTRANCE offers incredible space and flexibility for families or investors. The bright main floor features an open layout with hardwood and ceramic tile, a large oak kitchen with abundant cabinetry, huge island with eating bar, pantry, and views to the dining area. The inviting family room showcases exposed beams, large windows, and a cozy wood-burning fireplace. Generous bedrooms and an oversized 5-piece bath complete the main level. The basement offers excellent potential with its own entrance, 2 large bedrooms, 3-piece bath, second kitchen, laundry, spacious family room with bar sink, and another wood-burning fireplace. Upgrades include windows, shingles, and more. Enjoy the fully landscaped, south-facing fenced yard, double detached, heated garage, and concrete driveway. Close to schools, shopping, and transit--an ideal family home! (id:6769)

Bedroom 3 3.18 m X 3.81 m

Bedroom 4 3.35 m X 3.19 m

Second Kitchen 4.49 m X 5.49 m

Recreation room 3.99 m X 4.93 m

Laundry room 3.25 m X 3.19 m

Living room 3.39 m X 5.66 m

Dining room 4.95 m X 3.16 m

Kitchen 4.95 m X 3.11 m

Family room 4.6 m X 4.88 m

Primary Bedroom 3.66 m X 4.04 m

Bedroom 2 3.78 m X 3.29 m

Listing Presented By:



Originally Listed by:  
KIC Realty

<http://peterestephan.com/>

**REMAX Elite**

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.