



## Edmonton Alberta

\$519,000

This 4 level split in beautiful Patricia Heights boasts the beginnings of everything needed to make this your forever home! 3+1bdrms/ 2.5 baths, dble garage, ensuite, main flr bdrm/den, u shaped crescent location on a lrg lot with beautiful street appeal! A well maintained home with many improvements: A/C & furnace (18), HWT(16), Shingles(14), rigid insulation under newer siding(13) creating an opportunity for your inner designer to rejoice with the ability to create a customized interior vision! The functional layout embraces family living & entertaining noting an ovszd living rm with lovely mature street view, designated dining rm & kitchen with eat in breakfast nook extending to a lower level family rm anchored by a fireplace & patio doors that allow access to the lrg west facing yard. Main flr bdrm/den & 2piece bath complete this level. Upstairs boasts 3 bdrms, 4 pc bath & a primary suite with a 3 piece ensuite. All this & still a lower level highlighting a rec space, laundry & tons of storage! WOW! (id:6769)

Laundry room Measurements not available

Recreation room Measurements not available

Storage Measurements not available

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Breakfast Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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**RE/MAX Elite**

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