



## Edmonton Alberta

\$455,000

Welcome to Ellerslie! This 3-bedroom, 2-storey home offers 1,302 sq ft of above grade living space, a double attached garage, and an IMPRESSIVE OVERSIZED BACKYARD! The main floor features an open and comfortable layout throughout the living and dining areas, while the kitchen offers plenty of cabinetry, counter space, and a pantry. Upstairs you'll find 3 bedrooms, the 4pc main bathroom, plus a spacious primary suite with walk-in closet and private 3pc ensuite. The unfinished basement provides excellent storage and plenty of opportunity for future development. Outside, the EXPANSIVE fenced backyard offers exceptional space for kids, pets, gardening, entertaining, or creating your own outdoor retreat. There is enough space for all of your backyard dreams to co-exist! Major updates include SHINGLES, HWT, AND FURNACE - ALL REPLACED IN 2022. Conveniently located near schools, parks, shopping, restaurants, transit, and major commuter routes! (id:6769)

Living room 4.56 m X 3.65 m

Dining room 4.12 m X 2.84 m

Kitchen 3.47 m X 3.16 m

Primary Bedroom 3.65 m X 3.52 m

Bedroom 2 3.61 m X 3.53 m

Bedroom 3 3.59 m X 2.92 m

Listing Presented By:



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