



## Edmonton Alberta

\$474,900

The perfect home for a growing family in the wonderful West End community of Secord! This bright, open-concept layout features a modern kitchen with a large quartz island, plenty of cupboard space, a kitchen pantry, & room for a dining table that seats 6. The mud room offers practical cubbies for coats, shoes, and backpacks, the main-floor laundry plus half bath adds everyday convenience. Upstairs there are 3 generous sized bedrooms with closets to keep everyone's space organized and tidy. The finished basement is ideal for teens or guests, complete with a Cozy Family Room, 4th bedroom, 3-piece bath, & extra storage. Steps to Secord Park & Playground, walking trails around the pond, & a fun climbing area for the kids. Close to Public and Catholic Elem & Junior High Schools, shopping, easy access to Winterburn Rd, the Henday, and Hwy 16A. Sunny & bright with a 2-car detached garage & a yard for the kids~This is a wonderful place for your family to settle in and grow. Garage is 19.65 x 20.17. Staged Photos (id:6769)

Family room 11.3 m X 21.2 m

Bedroom 4 10.3 m X 14.5 m

Storage 7.2 m X 2.4 m

Living room 11.11 m X 16.3 m

Dining room 8.11 m X 6.6 m

Kitchen 13.7 m X 17.3 m

Laundry room Measurements not available

Mud room Measurements not available

Primary Bedroom 11.11 m X 15.9 m

Bedroom 2 9.5 m X 11.3 m

Bedroom 3 9.4 m X 15.9 m

Listing Presented By:



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RE/MAX Real Estate

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