



Edmonton Alberta

\$499,900

2-storey Belle Rive home w/3 beds up. Built by Montorio homes. Steps to the lake. 2 blocks to Florence Hallock K-9 school. Functional floor plan & large entry. Upgraded appliances including dual oven plus washer (which has hand-washing feature) & dryer in the main floor laundry room. Newer laminate flooring throughout. Genuine maple wood kitchen cabinets have been repainted. Great room w/electric fireplace. Primary bedroom has walk-in closet & accommodates King suite. Primary bath has separate water closet & corner soaker tub. FULLY FINISHED basement offers 2-piece bath & huge rec room. 8.5 ceilings on the main & basement gives an open & bright feel. Extra storage under basement stairs. Garage is insulated w/vapour barrier. Backyard is fully fenced, has large deck & comes w/gazebo & cover. Lot is 4500 sq ft. Taxes in 2024 were \$4,247.54. TONS of parking adjacent to home, as well as a grassy area to play. New shingles in 2018. Brand new humidifier. Sump pump has sensor & alarm. 9 blocks to Namao Centre. (id:6769)

Storage Measurements not available

Utility room 3.35 m X 3.86 m

Living room 4.56 m X 4.11 m

Dining room 4.14 m X 3.55 m

Kitchen 5.3 m X 3.82 m

Mud room 1.8 m X 2.86 m

Primary Bedroom 4.21 m X 4.26 m

Bedroom 2 3.52 m X 2.73 m

Bedroom 3 2.85 m X 3.11 m

Listing Presented By:



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