



## Edmonton Alberta

\$464,900

Pride of ownership is apparent in this absolutely stunning 2-storey, 2400 sqf of finished living space house in Klarvatten community. Original owners! Warm and welcoming best describes the feeling you will have upon entering this home. Main floor living room, formal dinning room, family room w/ wood burning fireplace, bright kitchen w/ plenty of cupboard and counter top space. Kitchen also has a patio door leading to a huge deck and SW facing backyard neighboring a park. 2-pc bath completes the main floor. Upper level consists of Primary w/ 4-pc en-suite and walk-in closet, 2 additional bedrooms, 4-pc bath, and laundry. Fully finished basement w/ huge rec-room, bar w/ lots of cabinetry which is great for entertaining or future kitchenette, if needed. Roughed-in 2-pc bath, and lots of storage space. Double attached garage. Newer roof (2021). Close to schools, shopping, public transportation, easy access to Anthony Henday. Just a wonderful place to raise a family! (id:6769)

Recreation room 5.56 m X 9.05 m

Storage 2.056 m X 1.44 m

Utility room 2.58 m X 1.48 m

Living room 4.62 m X 3.9 m

Dining room 3.25 m X 3.47 m

Kitchen 3.5 m X 4.38 m

Family room 3.23 m X 2.69 m

Primary Bedroom 4.19 m X 3.74 m

Bedroom 2 4.61 m X 2.74 m

Bedroom 3 3.5 m X 3.07 m

Laundry room Measurements not available

Listing Presented By:



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