

## Edmonton Alberta

\$589,000

Discover effortless family living in this 1,959 sq. ft. Modern Farmhouse, where thoughtful design meets everyday comfort. The inviting main floor features a bedroom and full bath, ideal for guests. The open-concept kitchen impresses with a large walk-through pantry, garden door with transom window off the dining nook, and seamless flow into the great room with a cozy electric fireplace. A spacious mudroom with bench and hooks keeps daily life organized, while spindle railings add an airy, elegant touch leading to the second floor. Upstairs, enjoy a central bonus room, convenient laundry, and three bedrooms, including a serene primary bedroom with a large walk-in closet and a 4-piece ensuite. With a separate side entrance and 9' foundation, this home combines timeless charm with flexible functionality--perfect for modern family living. (id:6769)

Bedroom 4 2.74 m X 3.04 m Great room 3.5 m X 4.47 m Breakfast 2.89 m X 3.17 m Primary Bedroom 3.35 m X 4.64 m

 $\begin{array}{l} \textbf{Bedroom 2} \ 3.09 \ \text{m} \times 4.47 \ \text{m} \\ \\ \textbf{Bedroom 3} \ 3.2 \ \text{m} \times 3.32 \ \text{m} \\ \\ \textbf{Bonus Room } 3.3 \ \text{m} \times 3.55 \ \text{m} \end{array}$ 

Listing Presented By:



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