



## Edmonton Alberta

\$469,000

4 bedrooms UP in LaPerle! This West Edmonton Original Owner beauty boasts a traditional layout and shows pride of ownership with newer windows, shingles and furnace! The major systems are done, it's the fun stuff that's left. No rear neighbors in a massive east-facing lot offers added privacy and space to roam. Inside, the main floor flows seamlessly from living room to dining to kitchen--ideal for family living, with a secondary living main floor living room. Upstairs, four generous bedrooms, including a massive master with walk in closet and full ensuite, plus a 4 pc ensuite await; the lower level is a blank canvas ready for development to suit your needs. Main floor 2 power room and laundry, plus Double Attached Garage are welcomed extras. Situated on a quiet street near parks, schools, shopping and easy access to transit, Anthony Henday, Whitemud and West Edmonton Mall. A superb canvas for personalization in a mature, family-friendly neighbourhood. (id:6769)

Living room 12'1" x 17'9"

Dining room 12' x 10'8"

Kitchen 10'5" x 9'1"

Family room 11'9" x 16'

Breakfast 10'5" x 8'3"

Laundry room 6' x 8'11"

Primary Bedroom 12' x 18'11"

Bedroom 2 10'9" x 12'

Bedroom 3 9'11" x 9'6"

Bedroom 4 10'9" x 9'8"

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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