



## Edmonton Alberta

\$484,900

This spacious home is tucked away in a pie-shaped lot, surrounded by mature trees, in a quiet corner of LaPerle, with a cul-de-sac feel. Freshly painted and ready for its next family. Upstairs you'll find FOUR bedrooms with newer carpet and a 4-piece bath. The large primary bedroom has a walk-in closet and your own 4-piece ensuite. On the main floor: a bright front living room with vinyl window (2017), newer hardwood in the dining room, a roomy kitchen with a newer dishwasher, family room with wood-burning stove insert, 2-piece bathroom, plus a convenient laundry space with a newer dryer. The partly finished basement is roughed in for a future 4th bathroom and has space for a 5th bedroom. Updates include: roof (2018), furnace fan motor (2023), water heater (2021, under warranty), back fence (2024), and exterior wood trim painted in 2023. In the large private backyard, find a playhouse with a sandbox and swings! Just a 15-min walk to La Perle School, minutes to shopping, and quick access to freeways. (id:6769)

Recreation room 4.27 m X 7.98 m

Storage 7.25 m X 6.69 m

Living room 3.56 m X 5.42 m

Dining room 4.04 m X 3.21 m

Kitchen 3.66 m X 3.8 m

Family room 3.25 m X 4.83 m

Laundry room 3.25 m X 1.97 m

Primary Bedroom 3.84 m X 5.27 m

Bedroom 2 2.45 m X 2.9 m

Bedroom 3 3.41 m X 3.01 m

Bedroom 4 3.38 m X 2.9 m

Listing Presented By:



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