



## Edmonton Alberta

\$549,900

Beauty BI-LEVEL in Blue Quill! Located across from St. Teresa Catholic Elementary School and Blue Quill Park, this home offers nearly 2,600 SqFt of developed living space with 3 bedrooms, 3 full bathrooms and a finished basement. Extensive updates between 2018-2020 include renovated bathrooms (comfort-height Kohler elongated toilets, updated fixtures, tile surrounds with niches, jetted ensuite tub and basement walk-in shower), vinyl plank flooring, paint, appliances, air conditioning and two high-efficiency furnaces. The finished basement features a large family room with gas fireplace, games/exercise area, wet bar with full-size fridge and plenty of storage. Additional upgrades include newer bay and basement windows (2018), central vacuum and 35-year shingles (2011). Enjoy the oversized heated front attached garage with workbench plus rare rear lane access, perfect for RV or trailer storage while keeping garbage collection out of sight. Quick access to 23 Ave, 111 St, Whitemud Dr and Anthony Henday Dr. (id:6769)

Family room 4.87 m X 4.38 m

Office 5.65 m X 4.43 m

Utility room 5.91 m X 4.45 m

Other 3.42 m X 2.43 m

Living room 5.05 m X 4.73 m

Dining room 3.06 m X 2.74 m

Kitchen 3.87 m X 5.35 m

Primary Bedroom 3.97 m X 3.68 m

Bedroom 2 3.63 m X 2.64 m

Bedroom 3 4.64 m X 2.77 m

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