



Edmonton Alberta

\$405,000

Well-maintained 3-bedroom, 2.5-bathroom split-level home in the desirable community of Sifton Park! This spacious family home offers a functional layout w/multiple living areas & backs onto a scenic ravine for added privacy. The main floor features a bright living room w/a large bay window & a wood-burning fireplace, a dining room, & a kitchen complete w/stainless steel appliances, rich walnut cabinetry, & ample cupboard space. The lower level offers a comfortable family room w/a second wood-burning fireplace, an additional bedroom, & a 2pc bathroom—ideal for guests, a home office, or multigenerational living. The basement includes a spacious recreation room & a large laundry/storage area. Upstairs, you'll find the primary bedroom featuring a 3pc ensuite & a generous walk-in closet, along w/2nd bedroom & a 4pc bathroom. Step outside to a beautifully landscaped backyard w/private patio overlooking the ravine. Conveniently located just minutes from shopping, schools, parks, and everyday amenities. (id:6769)

Family room 3.28 m X 5.23 m

Bedroom 3 3.3 m X 3.31 m

Recreation room 3.23 m X 6.22 m

Storage 2.22 m X 1.96 m

Storage 1.37 m X 2.51 m

Utility room 4.01 m X 4.34 m

Living room 3.44 m X 5.93 m

Dining room 2.86 m X 2.65 m

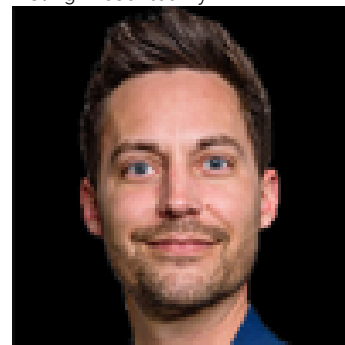
Kitchen 3.14 m X 3.69 m

Primary Bedroom 4.67 m X 3.86 m

Bedroom 2 3.04 m X 2.69 m

Breakfast 1.34 m X 3.15 m

Listing Presented By:



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REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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