

## Edmonton Alberta

\$400,000

Located on a large lot in the mature neighbourhood of Sherbrooke with easy access to Yellowhead Trail, downtown and the river valley. The main floor is home to a spacious living room with lots of natural light and a pass through to the kitchen. The kitchen and dining area has plenty of storage as well as cupboard and counter space - the upstairs laundry is also in this area. Down the hall are two bedrooms and a full bathroom. The lower level is home to an in law suite complete with 2 bedrooms, a full bathroom, a second kitchen and living room and separate laundry. The fully fenced backyard has a ton of space, a large deck and access to the garage. This home is a MUST SEE! (id:6769)

Bedroom 3 3.27 m X 3.66 m Bedroom 4 4 m X 2.94 m Second Kitchen 5 m X 2.25 m Living room 5.5 m X 3.69 m Dining room 2.77 m X 2.14 m

Kitchen 4 m X 3.26 m

Primary Bedroom 3.07 m X 3.31 m

Bedroom 2 2.93 m X 3.3 m

Listing Presented By:



Originally Listed by: 2% Realty Pro http://www.deannesells.com/



## **RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd , Edmonton, Alberta,

Phone: 780-984-9399

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association"s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.