



## Edmonton Alberta

\$315,000

Updated 5-bedroom, 2-bathroom home with central air conditioning and a separate side entrance—ideally located just steps from schools, parks, transit, and shopping. The main floor features a spacious family room with a west-facing bay window. The dining area flows seamlessly into the renovated kitchen, complete with white shaker cabinetry, quartz countertops, a stylish hex tile backsplash, under-cabinet lighting, and stainless steel appliances. Down the modern grey barnwood-style flooring, you'll find two well-sized bedrooms, a versatile nursery or office, and a 4-piece bathroom. The fully developed basement offers a large rumpus room, two generous bedrooms with multiple storage areas, a utility room with workbench, and a dedicated laundry space. Outside the front has been landscaped, the rear features a fully fenced yard, waist high garden beds, shed while the oversized rear parking pad provides ample room for multiple vehicles and recreational toys. Upgrades: windows, furnace, A/C, appliances & flooring (id:6769)

Family room 5.65 m X 5.93 m

Bedroom 4 2.94 m X 4.12 m

Bedroom 5 3.24 m X 4.01 m

Living room 4.65 m X 3.79 m

Dining room 2.72 m X 3.59 m

Kitchen 3.18 m X 2.49 m

Primary Bedroom 3.05 m X 4.83 m

Bedroom 2 3.05 m X 2.67 m

Bedroom 3 2.72 m X 3.59 m

Listing Presented By:



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