



## Edmonton Alberta

\$599,995

Welcome to this beautifully maintained family home in sought after Bears paw, ideally located within walking distance to parks & playgrounds. Situated on a corner lot, this 2 storey offers stunning curb appeal, full landscaping & a spacious layout designed for everyday living. Inside, hardwood floors, soaring vaulted ceilings & large windows fill the home w natural light. The main floor features a formal living & dining room, family room w gas fireplace, lg home office, combo half bath/laundry room & an updated kitchen w granite counters, tile backsplash & breakfast nook. Upstairs offers 3 generous bedrooms, all w California Closets, including a spacious primary suite w ensuite featuring a sep tub & shower. The fully fin basement adds a huge rec room, sunken media area with built in TV, second gas fireplace & 4th bedroom or office. Extras include central AC, in ground sprinklers, updated attic insulation, roughed in central vac, RV parking pad with poured concrete & a large deck for outdoor entertaining. (id:6769)

Bedroom 4 4.88 m X 3.42 m

Recreation room 9.3 m X 6.5 m

Storage Measurements not available

Living room 5.18 m X 5.01 m

Dining room 4.01 m X 2.75 m

Kitchen 5.97 m X 4.33 m

Family room 5.14 m X 3.66 m

Den 4.57 m X 3.52 m

Primary Bedroom 4.02 m X 4.34 m

Bedroom 2 2.65 m X 4.12 m

Bedroom 3 3.04 m X 3.3 m

Listing Presented By:



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REMAX River City

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