



## Edmonton Alberta

\$399,900

Charming 5-bedroom, 2-bathroom home in desirable Mayfield with excellent suite potential! Set on a beautiful 50x120 oversized lot, enjoy a \$35,000 composite deck (2018), private sunny yard with fire pit, two sheds, & plenty of room to garden or play. Oversized single garage plus RV parking inside the fence. Inside, a bright & inviting living room showcases original hardwood floors & flows into an L-shaped living & dining area with ample space to gather. The kitchen offers great functionality with a brand new fridge & stove, plus newer dishwasher. Upstairs features a 4-pce bath with extended vanity & storage, a king-sized primary & two bedrooms. The rear entry leads to the lower level, featuring vinyl plank flooring, a spacious rec room with pot lighting, a 3-pce bath with stand-up shower, & two more bedrooms--ideal for future suite potential. Vinyl windows, enjoy upgraded insulation, sewer line replaced (2018), & roof ~8-10 years old. Walk to two K-6 schools. Quiet street with easy access to major routes! (id:6769)

Bedroom 4 4.45 m X 3.21 m

Bedroom 5 2.88 m X 2.71 m

Laundry room 2.46 m X 1.5 m

Recreation room 6.58 m X 3.19 m

Storage 1.96 m X 1.3 m

Utility room 2.64 m X 0.95 m

Living room 4.46 m X 3.78 m

Dining room 2.93 m X 2.32 m

Kitchen 3.65 m X 3.38 m

Primary Bedroom 3.39 m X 3.33 m

Bedroom 2 3.1 m X 2.7 m

Bedroom 3 3.77 m X 2.55 m

Listing Presented By:



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Royal Lepage Arteam Realty

<http://www.hubickrealtygroup.com/>

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