



## Edmonton Alberta

\$395,700

WARM and WELCOMING bi level tucked into the sought after community of BATURYN, offering a comfortable layout and a place that truly feels like HOME. Set on a beautiful CORNER LOT, this well cared for property features key upgrades including BRAND NEW ROOF 2025, LVP FLOORING 2025, upgraded KITCHEN 2022, WINDOWS 2017, MAIN FLOOR BATHROOM 2023, redone GRADING 2024, NEW 10x15 DECK 2024 and CHAIN LINK FENCE with trailer access 2025. Massive windows fill the home with NATURAL LIGHT throughout. The oversized 24x26 DOUBLE GARAGE offers excellent space for vehicles, storage or a workshop, plus additional on site parking for UP TO 5 VEHICLES. The basement bathroom was renovated in 2026 and just needs a few finishing touches, leaving room to personalize the remaining space over time. Outside, enjoy a large FIREPIT AREA perfect for relaxing or hosting friends. Close to PARKS, SCHOOLS and everyday amenities. (id:6769)

**Family room** Measurements not available

**Bedroom 3** Measurements not available

**Laundry room** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

Listing Presented By:



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