



## Edmonton Alberta

\$470,000

Quiet cul-de-sac location close to schools, recreation centre and shopping. This exceptionally well-built 2-storey home offers a bright, functional layout perfect for family living. The main floor features a spacious family room with fireplace that opens to the large kitchen with island, walk-in pantry, upgraded stainless steel appliances and ceramic-top stove. A versatile den, currently used as an office, could easily serve as a formal dining room or bedroom. Updated light fixtures and matching cabinet hardware add style throughout. The sunny breakfast nook opens to a deck and fully fenced yard. Energy-saving Roll Shutters are installed on the patio doors and family room window. Upstairs you'll find a bonus room with vaulted ceiling, abundant natural light and gas fireplace. The primary bedroom includes a walk-in closet and 3-piece ensuite, while two additional bedrooms are generously sized. Newer shingles! Nicely sized double attached garage. Move in today! (id:6769)

Living room 3.68 x 3.99

Dining room 2.74 x 2.73

Kitchen 3.23 x 4.76

Computer Room 2.93 x 3.28

Primary Bedroom 4.06 x 4.09

Bedroom 2 3.18 x 3.44

Bedroom 3 3.27 x 3.03

Bonus Room 4.54 x 5.19

Listing Presented By:



Originally Listed by:  
Lux Real Estate Inc

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