



## Edmonton Alberta

\$459,000

Nestled in the desirable community of Pollard Meadows, this maintained bi-level offers the perfect blend of comfort and convenience, just minutes from schools, ETS transit, shopping, and everyday amenities. The bright and spacious main floor showcases an inviting open-concept kitchen complete with abundant counter space, stainless steel appliances, ceramic tile flooring, rich maple cabinetry, and large windows that flood the home with natural light. The main level also features a generous dining area with direct access to the backyard, three well-sized bedrooms, and a full 4 piece bathroom. The fully finished basement adds even more living space with two additional bedrooms, a large recreation room highlighted by a cozy wood-burning fireplace, and a full bathroom featuring an upgraded glass-enclosed shower. Outside, enjoy a fully fenced yard, and a huge composite deck with aluminum railings--perfect for entertaining. Roof - 2017,HWT - 2024,Furnace - 2021,Fence - 2019 (id:6769)

Family room 7.25 m X 4.04 m

Bedroom 4 4.82 m X 2.62 m

Bedroom 5 2.82 m X 4.3 m

Utility room 2.83 m X 3.28 m

Living room 5.19 m X 6.22 m

Dining room 3.58 m X 2.57 m

Kitchen 3.52 m X 3.36 m

Primary Bedroom 3.51 m X 3.33 m

Bedroom 2 3.52 m X 2.36 m

Bedroom 3 3.52 m X 2.71 m

Listing Presented By:



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Royal Lepage Arteam Realty

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