



## Edmonton Alberta

\$700,000

This lovely original owner walkout home offers 3 beds, 2.5 baths, and backs onto Helm Pond in sought-after Allard. The open concept main floor features hardwood and a stylish kitchen with granite countertops, large island, gas cooktop, stainless steel appliances and a walk-in pantry. The dining area leads to a deck with peaceful pond views, with both the living and dining rooms positioned to take full advantage of the setting, complemented by a gas fireplace that creates a warm and inviting space. Upstairs offer a generous bonus room, upper laundry, and a spacious primary suite with walk-in closet and 5 pc ensuite with soaker tub and separate shower, plus 2 additional beds and a full family bath. The unfinished walkout basement offers excellent potential for future development, with a bathroom rough-in and direct access to the landscaped yard and patio. Ideally located within walking distance to parks, schools, trails and community rink, with easy access to shopping, amenities and major commuter routes. (id:6769)

Living room 5.06 m X 4.54 m

Dining room 3.84 m X 3.56 m

Kitchen 3.58 m X 4.7 m

Pantry 1.92 m X 1.36 m

Primary Bedroom 4.58 m X 3.79 m

Bedroom 2 3.17 m X 3.03 m

Bedroom 3 3.52 m X 2.75 m

Bonus Room 6.39 m X 4.35 m

Laundry room 2.27 m X 1.69 m

Listing Presented By:



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