



## Edmonton Alberta

\$469,000

Welcome to family friendly Larkspur! This charming, well cared for home offers 4 bedrooms, 3 full bathrooms, a MASSIVE kitchen, plenty of space for entertaining, and much more! Natural light pours into the open floor plan main level. Upstairs you will find the oversized master bedroom with 3 piece en suite, 2 additional bedrooms, and a 4 piece bathroom. Fully finished lower level you will find the forth bedroom, along with plenty of space for a rec room, playroom, music room, or whatever your heart desires. The basement is a functional blank space, ready for your personal touch! Newer vinyl plank flooring throughout main and upper levels, along with upgraded stainless steel fridge, dishwasher, gas stove, microwave, and washer/dryer! This home is situated on a quiet street, backs onto a large park, walking distance to schools, close to Anothony Henday and Whitemud, with all amenities just minutes away! \*\*Some photos have been virtually enhanced to showcase this home's potential. (id:6769)

Family room 3.54 m X 3.77 m

Bedroom 4 2.83 m X 4.9 m

Living room 3.88 m X 5.42 m

Dining room Measurements not available

Kitchen 4.32 m X 4.48 m

Primary Bedroom 3.79 m X 3.79 m

Bedroom 2 4.73 m X 2.58 m

Bedroom 3 2.74 m X 3.18 m

Listing Presented By:



Originally Listed by:  
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