



Edmonton Alberta

\$459,000

Welcome to the heart of Larkspur! This spacious 2-storey offers 3 BEDRMS, 2.5 BATHS, partially finished basemt, DOUBLE detached garage & BACKS ONTO THE SCHOOLYARD. Step inside & discover the inviting neutral decor, w/ warm vinyl plank & tons of natural light streaming in from large windows. The main flr showcases a comfy living area, 2pc bath & BRIGHT white kitchen w/ prep island & corner pantry. Upstairs, you'll LOVE the generous primary w/ 3pc ENSUITE, 2 more bedrms & 4pc bath. And the basemt offers flexible space for movies, gaming, an office or gym. Outside, enjoy a morning coffee on your east facing porch or host family & friends for a bbq in your west backyard. During the week, you can watch the kids walk to Velma Baker & prestigious Thelma Chalifoux schools from your kitchen window! With the major updates completed -Roof, Furnace, HWT & LVP (2021), A/C (2023) -all you need is a fresh coat of paint & you're ready to move! Close to major amenities, parks & quick access to the Whitemud & Henday (id:6769)

Recreation room 5.52 m X 4.86 m

Storage 5.43 m X 5.47 m

Living room 5.96 m X 4.67 m

Dining room 3.94 m X 3.16 m

Kitchen 4.38 m X 4.1 m

Primary Bedroom 4.28 m X 3.94 m

Bedroom 2 3.68 m X 2.88 m

Bedroom 3 3.61 m X 3.24 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.