



## Edmonton Alberta

**\$450,000**

Beautifully removed in a fantastic location! This 4-lvl split in Lymburn features a large living room, great kitchen with perimeter cabinetry, stainless appliances, & separate dinette, 3 top-floor bedrooms, 2 bathrooms, lower-level rec room, a fully-finished basement, high-efficient furnace, & vinyl plank flooring throughout. Complete with a landscaped & fenced yard, double-detached garage with convenient rear-lane access, this home is steps away from public transportation, schools, playgrounds, & shopping, with easy access to commuter routes. (id:6769)

Family room Measurements not available

Living room 4.47 m X 4.3 m

Dining room 3.72 m X 3.59 m

Kitchen 3.02 m X 3.07 m

Primary Bedroom 3.05 m X 3.93 m

Bedroom 2 3.74 m X 2.86 m

Bedroom 3 2.67 m X 2.61 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.ianandchanel.com/>

**RE/MAX® ELITE**

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