



## Edmonton Alberta

\$389,900

Welcome to this bright and inviting 4-bed, 3-bath home, lovingly maintained with recent updates including a high-efficiency furnace, shingles, fresh appliances, vinyl windows, stylish front door and rear sliding patio doors. Enjoy central A/C, top-down window coverings, and blackout shades in the bedrooms. The kitchen shines with a well-organized pantry (roll-out shelves), built-in prep counter with mini fridge, and glass upper display cabinets. Step outside to your backyard retreat featuring a tiered deck, gazebo with bistro lighting, gas line ready for your BBQ and fire table, multiple sheds, water barrel, raised garden beds, fire pit, and mature trees. Bonus: A 20x20 garage permit was previously approved by the City of Edmonton--ideal for future expansion! Nestled in a peaceful community with unbeatable location--minutes from Lymburn Elementary, quick access to Anthony Henday and Whitemud, 5 min to YMCA, and under 10 min to West Edmonton Mall. Everything you need is right at your fingertips! 10/10! (id:6769)

Family room 16'8 x 15'10

Bedroom 4 10'3 x 13'9

Living room 11'11 x 16'3

Dining room 12'7 x 6'7

Kitchen 15'8 x 10'

Primary Bedroom 13'3 x 16'4

Bedroom 2 9'4 x 8'9

Bedroom 3 9'4 x 11'4

Listing Presented By:



Originally Listed by:  
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