



## Edmonton Alberta

\$395,000

Functional 3 bedroom 4/level split home backing onto school field located at the popular Keheewin area. Cozy living room with bay windows. Open kitchen with wood cabinets and newer fridge. Sunny dining area with large windows and side door to long driveway with potential to build future garage. Upper level features 3 bedrooms, 4 pcs bath and storage room. 3rd level comes with family room, 4th bedroom and 2 pcs bath with rough in plumbing for full bath. Basement fully finished with rumpus room and laundry room. Recent upgrades including newer shingles ( 2013 ) , newer hot water tank & Hi efficiency furnace in 2024, newer windows in living room and dining room(2013) and most other windows replaced in 2024. Spacious backyard with cherry, plum tree and garden area. Great location, close to school, parks ,bus ,shops ,YMCA, Kinsmen arenas & LRT. purchase price including all appliances, built in shelves, BBQ stove and outdoor furniture. Quick possession. (id:6769)

Laundry room 2.89 m X 3.14 m

Recreation room 3.53 m X 3.87 m

Family room 2.95 m X 5.98 m

Bedroom 4 3.71 m X 2.4 m

Living room 4.12 m X 4.07 m

Dining room 2.36 m X 3.12 m

Kitchen 3.56 m X 3.13 m

Primary Bedroom 3.38 m X 3.26 m

Bedroom 2 3.29 m X 2.56 m

Bedroom 3 3.28 m X 2.56 m

Storage 1.51 m X 1.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.stephenyip.com/>



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