



## Edmonton Alberta

\$449,900

Check out this FABULOUS LOCATION in this great FAMILY FRIENDLY CUL DE SAC offering a wonderful oversized PIE SHAPED YARD with MATURE TREES, a double attached garage, CENTRAL AIR CONDITIONING and a 4 LEVEL SPLIT home offering 2142+ sq. ft. of TOTAL DEVELOPMENT with a SEPARATE ENTRANCE to the third level from the back yard, perfect for a NANNY OR IN-LAW space! Featuring MAPLE HARDWOOD FLOORS & FRENCH DOORS lead into the living & dining room with GAS FIREPLACE, an oak kitchen with a large SKYLIGHT & access to the deck & yard. The upper level features 3 bedrooms and a 4 piece main bath with SKYLIGHT. The bright THIRD LEVEL offers a WOODBURNING FIREPLACE, plenty of gathering space, a 3 piece bath & HANDY LAUNDRY plus access out to the back yard. The 4th level is a great games/playroom, the furnace room & additional storage. A BRAND NEW ROOF just last week, features 50 YEAR SHINGLES & looks great with the brick accents on the exterior. The pool table and piano are negotiable. (id:6769)

Family room 7.87 m X 4.99 m

Recreation room 7.29 m X 4.82 m

Laundry room 1.78 m X 1.35 m

Utility room Measurements not available

Living room 4.62 m X 4.73 m

Dining room 3.62 m X 3.38 m

Kitchen 3.47 m X 3.7 m

Primary Bedroom 4 m X 3.99 m

Bedroom 2 3.02 m X 2.7 m

Bedroom 3 4.07 m X 2.82 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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