



## Edmonton Alberta

\$440,000

1427sf 2storey in family friendly Charlesworth. Steps to multiple ponds, parks & sports park, within catchment of 5 schools. Conveniences of major travelling corridors of Henday & Ellerslie Rd. Warm & inviting neutral tones welcomes you through a well functioning floorplan. A sunny west facing living room highlights a modern electric fireplace & full dining nook. Hazelnut toned maple shaker cabinets & plenty of prep counterspace. Mudroom leads you to a spacious yard with refreshed deck, multiple flower beds & a double detached garage. Powder room & storage closets complete this level. Primary bedroom can accommodate most furniture arrangements, features a walk-in closet & 4pc ensuite. 2 additional bedrooms & 4pc bathroom for a growing family or extended guest stays. Full storage & ample room for laundry on lower level. Basement is framed for future use. Affordability meets function. Great starter home or investment property. Immediate possession available. (id:6769)

Living room 4.34 m X 3.8 m

Kitchen 3.94 m X 3.28 m

Breakfast 3 m X 3.88 m

Primary Bedroom 3.93 m X 3.59 m

Bedroom 2 2.7 m X 3.47 m

Bedroom 3 2.96 m X 3.18 m

Listing Presented By:



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