



## Edmonton Alberta

\$524,900

Welcome to the desirable neighbourhood of Lymburn! As you step inside this spacious home, you'll be greeted by an inviting entrance with french doors leading to a formal living room. The dining has huge windows that adorn the home with natural light & leads to a chef's kitchen that boasts elegant granite counters, newer appliances & ample cupboard & counter space. The family room is centred with a cozy fire place and has patio doors leading to a large deck. A powder room & a laundry complete the main floor. Upstairs you'll find 4 surprisingly large bedrooms including a primary bedroom with dual walk-up closets & a 4PC ensuite. The basement offers a 2nd family room & a 5th bedroom. Even a perfect space to add a bathroom and tons of storage. The massive backyard is perfect for families to enjoy hours of fun & entertaining. Located in a family-friendly community minutes from schools, WEM, the new LRT, parks & walking paths. Don't miss out on the opportunity to make this beautiful property your forever home! (id:6769)

Bedroom 5 3.48 m X 3.75 m

Storage 3.79 m X 3.97 m

Living room 3.57 m X 5.22 m

Dining room 3.14 m X 3.79 m

Kitchen 3.07 m X 4.85 m

Family room 3.57 m X 4.3 m

Laundry room 1.56 m X 1.8 m

Primary Bedroom 3.04 m X 4.9 m

Bedroom 2 2.61 m X 3.86 m

Bedroom 3 2.55 m X 3.86 m

Bedroom 4 2.36 m X 3.58 m

Listing Presented By:



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Royal

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