



## Edmonton Alberta

\$629,000

Executive 4 bedroom 2 storey with park like backyard ( 11,732 sq ft) backing onto green area ( not power line) located at the sought after Twin brooks neighbourhood. Cozy living room w/ bay window. Sunny family room w/ gas fireplace and built in shelves. Open kitchen w/ white cabinets & breakfast bar. Eating nook off patio door to brick patio. Dining room/den may be converted to extra bedroom as there is 3 pcs bath . Upstairs features 4 bedrooms, & 4 pcs bath w/ laundry area. Spacious primary bedroom w/ 3 pcs ensuite. Also a bonus room on the 3rd level. Basement partly finished w/ office, den, rough in bathroom & future rumpus room. Other outstanding features including newer shingles, hi efficiency furnace, newer hot water tank , new solar panels (installed in 03/2024) generating sufficient electricity for home consumption w/ credit from Epcor. Fully fenced backyard w/garden area. Just walking distance to George Nicholson elementary school. Close to bus, shops, LRT , YMCA and Anthony Henday freeway. (id:6769)

Den 4.39 m X 3.91 m

Office 3.66 m X 4.02 m

Living room 4.33 m X 3.65 m

Dining room 3.23 m X 2.73 m

Kitchen 4.11 m X 3.3 m

Family room 3.54 m X 5.01 m

Breakfast 2.77 m X 2.49 m

Primary Bedroom 5.28 m X 3.75 m

Bedroom 2 3.58 m X 2.97 m

Bedroom 3 3.37 m X 3.25 m

Bedroom 4 4.57 m X 3.12 m

Bonus Room 4.95 m X 4.44 m

Listing Presented By:



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