



## Edmonton Alberta

\$374,900

Discover the perfect blend of comfort & location in this well-maintained 3-level split home, ideally situated on a spacious lot that backs onto a beautiful green space & park--offering privacy & tranquility. This inviting home features three bedrooms on the upper level, accompanied by a full 4-piece bathroom, while the lower level boasts a second full bathroom & a cozy family area. Enjoy the warmth & elegance of hardwood flooring throughout the main & upper levels, paired with durable laminate flooring on the lower level. Best of all, this home is completely carpet-free. The bright & functional layout includes a welcoming living room, a spacious dining area & a well-appointed kitchen. All windows have been upgraded to triple-glazed glass. Abundance of storage space. A large, fully fenced yard, ideal for entertaining, gardening, or simply relaxing. Perfect for first-time buyers, this home offers affordability, functionality & long-term value in a fantastic family-friendly neighborhood. Close to all amenities (id:6769)

Recreation room 5.37 m X 5.89 m

Living room 3.89 m X 4.42 m

Dining room 1.91 m X 2.47 m

Kitchen 3.49 m X 3.07 m

Breakfast 2.31 m X 2.2 m

Primary Bedroom 3.25 m X 3.78 m

Bedroom 2 2.44 m X 3.78 m

Bedroom 3 2.2 m X 2.5 m

Listing Presented By:



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