



Edmonton Alberta

\$444,800

Great location and opportunity in Pollard Meadows with TWO KITCHENS and a SEPARATE ENTRANCE! Upstairs find a sunken living room with soaring windows, sizeable dining room and kitchen with ample space. 3 bedrooms upstairs with 4pc washroom & 2pc ensuite. Downstairs (side entrance) find a second kitchen, large living area with fireplace/feature wall, 2 bedrooms, den & full bathroom. Extra storage in utility room with washer and dryer. Updates include newer shingles (late 2022), most windows updated & new springs on garage door. Spacious backyard with mature trees, patio and garden bed to enjoy the warmer months. Plus massive garage offers plenty of extra storage and workspace. Oversized driveway for additional parking (or RV). Central vac roughed in too. Quick access to Anthony Henday, Millwoods Towne Center/transit, Gray Nuns Hospital, Millwoods Recreation Center, parks, schools and more. (id:6769)

Den 3.83 m X 3.02 m

Bedroom 4 2.52 m X 3.93 m

Second Kitchen 5.96 m X 2.01 m

Bedroom 5 3.33 m X 2.88 m

Living room 4.02 m X 5.17 m

Dining room 3.57 m X 2.84 m

Kitchen 3.28 m X 3.49 m

Primary Bedroom 4.08 m X 3.34 m

Bedroom 2 4.15 m X 2.77 m

Bedroom 3 3.02 m X 3.03 m

Listing Presented By:



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