



## Edmonton Alberta

\$579,900

Awesome family home in the desirable community of Malmö! This unique 2-storey is located on a very quiet street, sits upon a beautiful 6000 sqft lot, offers over 2400 sqft of living space, 4 total bedrooms, and has been tastefully updated! The main floor features a spacious floor plan, great kitchen w/s.s. appliances, breakfast nook, formal living/dining areas w/hardwood floors and lavish fireplace. Gorgeous family area w/vaulted ceiling, extensive wood features, and additional fireplace. Upstairs you will find the four good sized bedrooms and full bath. The fully finished lower level offers a great rec area and plenty of storage space. Outside you will enjoy the very private yard, huge deck, and mature landscaping. Other features of the home include: new furnace/HWT, newer roof, some new windows, new fence, renovated bathrooms, flooring, paint, fixtures, and more! Located steps to great schools, public transit, Southgate mall, and minutes to the University of Alberta. Great opportunity in a great area! (id:6769)

Den 2.25 m X 3.32 m

Recreation room 6.16 m X 3.21 m

Living room 6.22 m X 3.76 m

Dining room 3.47 m X 3.11 m

Kitchen 3.64 m X 5.55 m

Family room 4.36 m X 5.1 m

Primary Bedroom 3.96 m X 3.49 m

Bedroom 2 2.78 m X 2.42 m

Bedroom 3 2.75 m X 3.63 m

Bedroom 4 3.49 m X 3.63 m

Listing Presented By:



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