



## Edmonton Alberta

\$399,000

Welcome to this inviting 3-bedroom, 4-bath home (2 full, 2 half) nestled in the highly desirable community of Lymburn. Offering comfort, functionality, and space for the whole family, this property is perfect for anyone looking to enjoy a quiet neighborhood close to everyday conveniences. Step inside to discover a bright and practical layout, featuring a spacious living area and a fully finished basement complete with a bar – ideal for entertaining guests. The primary bedroom includes a private ensuite, offering a relaxing retreat at the end of the day. Recent updates include newer asphalt shingles, a newer hot water tank, and a newer furnace, providing peace of mind for years to come. Outside, enjoy a large, private yard surrounded by mature trees – perfect for kids, pets, or summer gatherings. There's a handy wood-frame storage shed and plenty of parking available, including a back-alley pad with room for multiple vehicles plus additional parking in the front. End your day on the cozy front porch. (id:6769)

Family room 9.09 m X 7.33 m

Living room 4.28 m X 3.76 m

Dining room 3.48 m X 2.5 m

Kitchen 3.25 m X 2.97 m

Breakfast 2.88 m X 2.88 m

Laundry room 1.61 m X 1.05 m

Primary Bedroom 4.12 m X 3.74 m

Bedroom 2 3.32 m X 3.05 m

Bedroom 3 2.78 m X 2.77 m

Listing Presented By:



Originally Listed by:  
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