

Calgary/Edgemont 13 Edgeburn CR NW \$329,900

Detached

Style: 2 Storey

Bedrooms: Above: 3 / Ttl: 4

Bathrooms: Full: 2 / Half: 1

Rooms Above: 6

Floor Area: 104 SqM / 1,119 SF

Year Built: 1983

Taxes: \$1,932 / 2012

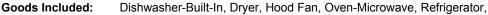
Possession: 90 Days 06/30/2013 Negotiabl







Excellent 3 bedroom with fully finished basement two storey home, on quiet crescent within walking distance to shopping, transit and the Tom Baines Junior High School. The main floor offers a spacious living room with hardwood floor, bay window, a sunny kitchen with newer appliances and a half bathroom. Upstairs there are 3 bedrooms and a full bathroom. There is very spacious rec room in the lower level with newer laminate flooring, a bedroom, another four piece bathroom, laundry area with new stacked washer & dryer & lots of storage space. Side door gives you separate entrance to the basement. A big deck in the fully fenced & landscaped backyard, tons of parking on the front concrete pad. And to top it all off, as of tomorrow this gorgeous house it will have a brand new roof with life time warranty and all bathrooms have new low flow dual flush toilets. This is just a great home perfectly located close to all! Call your favourite realtor and don't miss this opportunity!



Stove-Electric, Washer

Features: Deck, Low Flow/Dual Flush Toilets, No Animal Home, No Smoking Home

Parking: Total: 2 Front Drive Access, Parking Pad Cement or Paved









