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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!



- Goods Included:** Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, 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

