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Red Key Realty  
10603 38 Street  
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10703 31 Street, Rundle Heights, Edmonton, AB, T5W 1W6, Canada

MLS®# E4226453



Property Value	\$362,500
Type	Single Family
Style	4 Level Split
Basement	Partly Finished
Parking	Double Garage Detached
Year Built	1969
Taxes	\$2975 (2020)
Living Area	1,442 sq.ft.
Lot Size Area	546 m <sup>2</sup>
Bedrooms	Studio
Bathrooms	2 full

## Description

Walking in the front door of this sprawling 4 level split AIR-CONDITIONED home, you're instantly impressed by the vaulted open-beam ceilings and hardwood floors. There is a spacious eat-in kitchen with stainless steel appliances and a sky light, plus there is a separate dining room.

An addition was done several years ago to the rear of the home, adding a family room with a gas fireplace and home office area. This beautiful home offers more than 1400 sq ft above grade, 4 bedrooms and 2 modern bathrooms.

The tiered back yard is fully fenced and gives you great views of the colourful sunrises. The double detached garage is 22 x 26 ft, is insulated, drywalled, and has extra lighting. Only one block to beautiful Rundle Park, this home is in a very desirable location!





