



**4721 Edmonton Trail NE
Calgary, Alberta**

MLS # A2293174



\$460,000

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|------------------|--|---------------|-------------------|
| Division: | Greenview | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,016 sq.ft. | Age: | 1964 (62 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Oversized, Parking Pad, Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | H-GO |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Wet Bar | | |
| Inclusions: | NONE | | |

HOME SWEET HOME! Welcome to this wonderfully maintained, updated semi-detached home in the heart of the popular community of Greenview. This charming home offers 4 bedrooms, 2 bathrooms, and a contemporary floor plan featuring 2,003 fully developed SQFT including a fully finished basement with a SEPARATE ENTRANCE and KITCHENETTE providing great future investment potential. Heading inside you will find gleaming hardwood and vinyl plank flooring taking you to the sun-drenched living, dining area, stylish kitchen complete with a peninsula island, stainless steel appliances and ample cabinet space. Completing the floor is 3 great-sized bedrooms including the huge primary retreat and a beautifully updated 4 piece bathroom. Downstairs you will find the fully finished basement with a separate entrance featuring a massive recreation room/living room, a convenient kitchenette that is perfect for guests or a growing/multigenerational family, laundry room, 3 piece bathroom, 4th bedroom and tons of storage space. HOME UPGRADES include new Vinyl Pro windows throughout (2014), New Lux front & side doors(2020), New shingles (2019), new shingles on single garage (2015), new fascias, eaves, downspouts, & leaf guard(2015), New furnace(2012), new Rheem hot water tank(2017) and New garage door & opener (2018). Outside, there is an oversized single detached garage with extra parking pad parking and a fully fenced, landscaped yard. Close to all the amenities including 3 dog parks, greenspaces, bike pathway system, restaurants, shopping, public transportation and a quick 10 minute drive to Downtown Calgary. Perfect for INVESTORS and FIRST TIME BUYERS. Book your private viewing today!