



**Edmonton**      **22 Quesnell Heights**      **LP:** \$639,900  
**4 QUESNELL CR NW**      **SP:** M

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4142349  
**Style:** Bungalow      **Bdrms Above:** 2  
**Year Built:** 1974      **Bdrms Total:** 4  
**Full Baths:** 3      **Basement:** Full  
**Half Baths:** 0      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 1,585.00      **Tot A.G. SqM:** 147.25

What a location! This huge lot measures 70 ft wide by 160 ft deep! Ideal for nature-lovers, it's just steps from parks and trails. Walk to the zoo, ride the bike paths, and treasure living in a mature neighbourhood with schools and shopping nearby! This beautiful 1,585 sf bungalow has a park-like back yard with brick patio adjacent, fire pit and enclosed sunroom! Inside you'll find a spacious living room with open beam ceilings and loads of natural light. Hardwood floors are found in the living and dining rooms as well as the kitchen. The renovated kitchen has new cabinets, stainless appliances and granite counters. The master suite has a huge walk-in closet as well as an ensuite bath with solartube. The main bath also has a solartube plus a jet tub. The lower level features a large family room, 2 spacious bedrooms, a full bath, laundry room and plenty of storage. Recent upgrades include new shingles, hot water tank, windows, doors, paint, blind, carpet and attic insulation.

**Directions:**

**Virtual Tour:** <https://youtu.be/tgdbmvtm6EE>

**Brochure:** <http://www.4-QuesnellCres.com>

|                       | 1Pc                    | 2Pc | 3Pc   | 4Pc                        | 5Pc | 6Pc                         | Level              | SqM    | SqFt     |
|-----------------------|------------------------|-----|---|----------------------------|-----|-----------------------------|--------------------|--------|----------|
| <b>Baths:</b>         | 0                      | 0   | 1   | 1                          | 0   | 0                           | <b>Main:</b>       |        |          |
| <b>Ensuite Baths:</b> |                        | 0   | 1   | 0                          | 0   | 0                           | <b>Uppr:</b>       |        |          |
| <b>Finish Levels:</b> | 2                      |     |   |                            |     |                             | <b>AbGd:</b>       |        |          |
| <b>Fireplace Y/N:</b> | Y                      |     | <b>Fireplace Type:</b> Brick Facing, Mantel |                            |     | <b>Fireplace Fuel:</b> Wood | <b>Lowr:</b>       |        |          |
| <b>Parking:</b>       | Double Garage Attached |     |   |                            |     |                             | <b>BIGd:</b>       |        |          |
| <b>Garage Dim:</b>    |                        |     |   | <b>Prk Encl/Ttl:</b> 2 / 4 |     |                             | <b>Total A.G.:</b> | 147.25 | 1,585.00 |

|                     |           |   |                        |           |   |                           |           |   |
|---------------------|-----------|---|------------------------|-----------|---|---------------------------|-----------|---|
| <b>Living Room:</b> | 5.78x4.10 | M | <b>Master Bedroom:</b> | 3.76x3.96 | M | <b>Second Family Room</b> | 3.89x7.35 | B |
| <b>Dining Room:</b> | 3.49x2.93 | M | <b>Bedroom 2:</b>      | 2.97x2.75 | M | <b>Laundry Room</b>       | 2.60x2.72 | B |
| <b>Kitchen:</b>     | 2.89x5.12 | M | <b>Bedroom 3:</b>      | 5.45x3.57 | B | <b>Other</b>              | 2.64x1.72 | B |
| <b>Family Room:</b> | 3.77x4.31 | M | <b>Bedroom 4:</b>      | 3.81x4.12 | B | <b>Storage Room</b>       | 3.58x4.18 | B |
| <b>Den:</b>         |           |   | <b>Other</b>           | 4.73x2.78 | M | <b>Sun Room</b>           |           | M |
| <b>Bonus Room:</b>  |           |   |                        |           |   |                           |           |   |

**Flooring:** Carpet, Hardwood      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-2  
**Roof:** Asphalt Shingles      **Heat Source:** Natural Gas  
**Exterior:** Brick, Stucco      **Features:** Fire Pit, No Smoking Home, Patio, Sunroom  
**Site Influences:** Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Schools

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings  
**Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** Patricia Heights      **Jr. High School:** Laurier Heights      **Sr High School:** Jasper Place

|                        |                       |                         |
|------------------------|-----------------------|-------------------------|
| <b>Condo Name:</b>     |                       | <b>Condo Fee Incld:</b> |
| <b>Condo Fee:</b>      |                       |                         |
| <b>Floor Location:</b> | <b>HOA Fee:</b>       |                         |
| <b>Balcony/Terrace</b> | <b>Floor Number:</b>  |                         |
|                        | <b>Unit Exposure:</b> | <b>HOA Fee Incl:</b>    |

**Total Lot M2:**      **Lot Shape:** Rectangular      **Lot Dimen:**  
**Frontage:**      **Depth:**  
**Conform:**      **Conform Yr:** 2018      **Zoning:**  
**Taxes:** \$4,794.64 2017      **Front Expos:** South  
**Local Improve:**