



Edmonton **22 Quesnell Heights** **LP: \$625,000**
4 QUESNELL CR NW **SP:** **M**

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4154625
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

This beautiful 1,585 sf bungalow is situated on a 1,052 square meter lot in a private ravine setting on prestigious Quesnell Crescent. The park-like back yard offers a large brick patio adjacent as well as a fire pit area and you can extend the summer season in the enclosed sunroom. Inside you'll find a bright and spacious living room with open beam ceilings and loads of natural light. Hardwood floors are found throughout living and dining rooms as well as the kitchen. You'll will appreciate the renovated kitchen featuring new cabinets and 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 with pool table as well as two extremely 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:

Brochure: <http://www.4-QuesnellCrescent.com>

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

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

Flooring:	Carpet, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
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, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings	Restrictions:	None Known
Goods Excluded:			

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	1,052.10	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:	21.60	Depth:	48.80	Zoning:	
Conform:	Real Property Report With	Conform Yr:	2018	Front Expos:	South
Taxes:	\$4,794.64 2017	Local Improve:			