



## Edmonton Alberta

\$589,900

IMMACULATE, spacious family home w. nearly 2200 sq. ft. on quiet cul-de-sac! This perfect family home has 3 + 2 bedrooms for your growing family. NEWER KITCHEN ('23) is stunning with tow-toned white and blue cabinets, quartz countertops, farmer's sink, walk in pantry, upgraded lighting, and NEWER VINYL FLOOR. Eating nook leads to PRIVATE YARD. Adj. family room has gas fireplace and hardwood floors. Main floor also has dining room, office and laundry. Second level offer a large primary bedroom w. 4 piece ensuite, walk-in closet and two additional large bedrooms. Fully dvp basement has rec. room and two more large bedrooms w. 4 piece bathroom. OVER-SIZED DOUBLE ATTCH GARAGE. NEW YARD ('22) is like your own PARK! It offers patio, ret. awning, gemstone lighting, tiered landscaping, trees for privacy, concrete edging, fire pit, pergula, concrete patio, RV PARKING ... STUNNING!! Shingles ('21), A/C, Water Softener, NEW TRIPLE PANE WINDOWS ('12), NEW FURNACE/ HW heater, DRIVEWAY ('22). (id:6769)

Family room 5.19 m X 4.84 m  
Bedroom 4 3.43 m X 4.3 m  
Bedroom 5 4.17 m X 3.82 m  
Utility room 3.04 m X 2.39 m  
Living room 5.06 m X 4.64 m  
Dining room 3.42 m X 4.03 m  
Kitchen 3.75 m X 4.64 m

Den 2.81 m X 2.88 m  
Breakfast 5.4 m X 1.81 m  
Laundry room 2.74 m X 2.21 m  
Primary Bedroom 3.46 m X 6.08 m  
Bedroom 2 3.35 m X 3.74 m  
Bedroom 3 2.84 m X 4.63 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.sharonryan.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.