



Edmonton Alberta

\$578,800

PRIME SOUTH CENTRAL LOCATION tucked into a quiet keyhole w/ unique CUSTOM FLOORPLAN. Original owners have maintained & cared for this property! Over 2,000sf ABOVE GRADE plus FINISHED BASEMENT W/ 10.5' CEILINGS. Move-in & enjoy mid-century living or update to find a mix of mid-century & modern! Stunning living room w/ brick fireplace (onlooking landscaped cul-de-sac), formal dining & kitchen are the perfect spaces to congregate. Upstairs find 2 spare bdrms, 5pc shared bthrm & lrg primary rm w/ 3pc ensuite. Main level complete w/ bdrm (or office), 3pc bthrm, family rm & laundry rm (w/ sink). Basement great to entertain + 5th bdrm (& potential of 6th bdm). PIE LOT allows for ample yard space, massive concrete lounging pad, mature trees/perennials & OVERSIZED DOUBLE GARAGE. Windows updated to dbl pane, newer shingles & irrigation system. Located w/in a few minute walk of Louis St. Laurent, Harry Ainlay & Confederation Leisure Centre/Park. Plus shopping/dining, LRT/transit & major arteries easily accessible. (id:6769)

Family room 3.92 m X 4.74 m

Bedroom 6 3.4 m X 2.8 m

Laundry room Measurements not available

Bedroom 4 3.75 m X 3.49 m

Bedroom 5 3.65 m X 4.08 m

Living room 4.23 m X 4.77 m

Dining room 2.64 m X 3.98 m

Kitchen 3.6 m X 3.24 m

Primary Bedroom 3.63 m X 4.06 m

Bedroom 2 3.78 m X 2.75 m

Bedroom 3 3.26 m X 2.72 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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Royal

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