



## Edmonton Alberta

\$618,000

Bright & open 2 storey backing onto park located at the popular South Terwillegar. New shingles & gutters. Newer carpet & paint. 2 year old Hi efficiency furnace, hot water tank, window coverings, extended cement parking pad, walkway & maintenance free cement backyard. Step inside to 9'ceiling & gleaming hardwood floor. Sunny den off front entrance. Cozy living room w/ gas fireplace. Open kitchen equipped w/ wood cabinetry, granite countertops w/ eating bar & s/s appliances. Dining area w/ patio door to concrete patio ideal for outdoor gatherings. Upstairs features vaulted ceiling bonus room w/ gas fireplace, 3 spacious bedrooms, 4 pcs bath & laundry area. Primary bedroom boasts walk in closet & 4 pcs ensuite w/relaxed soaker tub. Unspoiled basement comes w/rough in plumbing . Other outstanding features include air conditioning, central vacuum system & insulated garage w/new door. Excellent location. Close to schools, bus, shops, recreation centre & easy access to Anthony Henday & Whitemud freeway. (id:6769)

Living room 4.37 m X 5.33 m

Dining room 3.02 m X 3.65 m

Kitchen 4.02 m X 3.63 m

Den 3.64 m X 3.65 m

Primary Bedroom 4.73 m X 4.71 m

Bedroom 2 3.57 m X 3.42 m

Bedroom 3 3.57 m X 3.2 m

Bonus Room 5.42 m X 4.61 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.stephenyip.com/>



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.