



## Edmonton Alberta

\$935,000

In the heart of Holyrood -- an exceptionally rare opportunity offering nearly 2,400 sq ft above grade PLUS a fully finished basement, a size seldom found in this highly sought-after central neighbourhood. Even more uncommon is the ATTACHED GARAGE! The spacious main floor offers multiple living areas including a bright family room, formal living and dining spaces, large kitchen with breakfast nook, main floor laundry, and convenient 2-pc bath. Upstairs you'll find an impressive FOUR bedrooms including a generous primary suite with walk-in closet and ensuite, plus a full bath for the additional bedrooms -- an ideal layout for growing families. The finished basement with 9FT CEILING adds even more versatility with rec room, bedroom, bath and storage. IMMACULATE CONDITION INSIDE AND OUT with gas fireplaces and TRIPLE PANE WINDOWS (2015). Incredible location with Mature tree-lined streets, steps to schools, parks, river valley access, LRT and minutes to downtown. (id:6769)

Recreation room 8.73 m X 7.8 m

Utility room 2.48 m X 2.25 m

Workshop 3.68 m X 4.14 m

Living room 3.94 m X 4.78 m

Dining room 3.94 m X 3.25 m

Kitchen 3.94 m X 3.02 m

Family room 5.37 m X 4.22 m

Laundry room 2.18 m X 2.3 m

Breakfast 3.17 m X 3.58 m

Office 3.42 m X 3.82 m

Primary Bedroom 3.94 m X 5.37 m

Bedroom 2 3.36 m X 3.39 m

Bedroom 3 4.77 m X 3.99 m

Bedroom 4 3.25 m X 3.41 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
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.