



## 10445 144 Street Edmonton AB

\$725,000

GREAT LOCATION IN HIGHLY SOUGHT AFTER GROVENOR! CLOSE TO SCHOOLS & PARK. Modern contemporary design with attractive low maintenance stucco & stone. It features 3 bedrooms & Mian floor Den/office ,9' ceiling, Spacious main floor, west facing living room and BRIGHT dining room, The attention to detail is evident with HUGE WINDOWS, NEUTRAL TONES, engineered hardwood floors, custom cabinets, quartz counter tops with waterfall, SS appliances, built-in oven and microwave, 60" electric fireplace, gas stove. Master suite has beautiful 5-pc ensuite with over sized shower & frameless glass door and massive walk-in closet, and more. Unfinished bsmt with separate entrance, designs 2 bedrooms, roughed in for full bathroom in the basement, Could be legal suite. Other highlights include fully landscaped, over sized (19\*23') double detached garage. The location is walking distance to schools, parks, shopping, the River valley trails, and only a short drive to downtown or U of A. 10 years NEW HOME WARRANTY. A MUST SEE.

Listing Presented By:



Originally Listed by:  
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