



10718 72 Avenue Edmonton AB

\$749,000

GREAT UNIVERSITY AREA LOCATION EAST OF 109 ST WHERE 72 AVE IS NOT BUSY! Beautiful tree lined street near hospitals, shopping, the river valley & bus service to University & downtown. This charming two storey is move-in ready! Hardwood floors on main & upper floors. Lovely south facing living room with gas fireplace, formal dining room, cozy family room, custom kitchen with island, granite counters & S/S appliances & 2 pce guest bath. Three bedrooms upstairs, the primary has a w/i closet & 5 pce ensuite, an additional 4 pce family bathroom as well as a convenient laundry room. Impressive basement development with SIDE ENTRANCE which offers a big recreation room, bedroom & 4 pce bath which is ideal for teenagers or guests. There is a covered verandah across the front of the house where you can relax & watch the world go by! Pretty yard with stone patio leading to the double detached garage which has access from the back lane. Great location - just a short bicycle ride from the University. IT'S A WINNER!

Listing Presented By:



Originally Listed by:
RE/MAX Elite

anndawrant@hotmail.com
<http://www.anndawrant.com>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net