



247 Hawks Ridge Boulevard Edmonton AB

\$745,000

Mint Condition !!! Better than new as the owners have spent many dollars on A Recently Built Amazing Legal Walkout Basement Suite and also tens of thousands dollars spent on Gorgeous Low Maintenance Landscape promoting Hawks Ridge nature in the city ambiance ... the newly built walkout legal bsmt suite with separate entrance is fabulous - much more above ground size than RMS shows , the walkout is excellent for guests, home base business use & legal rental income monies. Your over 3300 sq ft spacious open plan, vaulted bonus room, 4 washrooms, has Custom Upgrades such as upgraded waterproof vinyl decking, upgraded flooring and underlay w tile in high traffic areas, custom cabinetry wider & reaching the ceiling, quartz counters, upgraded faucets & toilets , mechanical features such as 30 inch Professional Range Hood 750 CFM Wall Mounted, Extreme Air Conditioning with zoning main and upper floors, basement ceiling soundproofing, much more ... Smoke Pet Free, This Beautiful Superior Home is 5 Star Plus

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

juliansells@shaw.ca
<http://www.juliansells.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

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