



## 3539 8 Street Edmonton AB

\$599,900

Immaculate home with a ton of upgrades backing on private green belt! Over 3,200 sq.ft of living space w/ fully finished basement. Main floor includes a bedroom and full bath, 9' ceiling, rich hardwood floor & cozy gas fireplace in living room. The kitchen offers granite countertops, island, large pantry and stainless-steel appliances. Upstairs features a huge bonus room, laundry room, 4 beds incl. master bed featuring walk-in closet, 5 pc ensuite with double vanity, soaker tub, and fully tiled stand-up shower. Huge east facing backyard with composite deck and concrete patio stone backing on to a private green belt. The basement has 9' high ceiling, 2 bedrooms, rec room with gas fireplace. NEW PAINT, upgraded furnace with make-up air unit for high CFM hood-fan, Tankless water heater, central air conditioning. Potential for side entry in the future. Conveniently located close to all amenities including retails, restaurants, parks, schools, walking trails, and the award-winning Meadows Recreation center.

Listing Presented By:



Originally Listed by:  
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