



## 37 ROYAL Road Edmonton AB

\$349,000

Designed in-house by the seasoned professionals at M & H Home Builders, this home combines functionality with elegance. mhhomebuilders.com . Prestigious location backing treed-ravine views. Nestled on a rare walk-out lot and 1900+ SQFT of living space. The galley kitchen is a chef's dream, featuring quartz countertops/backsplash, upgraded appliances, and matte white cabinets. Upstairs, all three bedrooms can easily accommodate king-sized beds, and the spa-like bathroom offers a full-tiled experience with a dual-tower vanity. The fully developed walk-out basement includes one bedroom and a sleek bar area. Low-maintenance living at its best--condo fees cover exterior, roof, foundation, while the backyard has artificial turf and the interior features a new furnace and hot water tank. Enjoy breathtaking sunset views every day from your patio. Steps away from good schools, parks, and country clubs/camping grounds. Easy access to Whitemud, U of A and major connecting routes. Do not wait - this one is great!

Listing Presented By:



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