



## 716 PORTER Court Edmonton AB

\$565,000

Potter Greens Gem! Highly desirable family community in the West End steps from the Lewis Estates Golf course, parks, trails & playgrounds. Located in a quiet cul de sac this fully finished 4 bed & 3.5 bath home features 2825 sf of developed space incl. Living rm w/ corner gas fireplace, kitchen w/ central island, white cabinets, corner pantry SS appliances w/ New Gas Stove & Hood Vent. The dining area opens onto a landscaped pie lot w/ 14' x 20' composite deck w/ glass railing, pergola, vegetable garden & playhouse. Upstairs is a huge bonus rm w/ VAULTED ceiling + built-ins, spacious primary suite w/ 4pc ensuite & walk-in closet, 2 more good sized beds & main bath. The basement offers a 4th bedroom, family room, den, full bath & ample storage. Recent upgrades; Paint & Ceiling fan 2024, Hot tub R/I + load miser, gas range & hood vent & furnace motor 2022, H2O tank 2021, fridge+dishwasher 2019. Exceptional location close to schools, shopping, future LRT & just a 10 minute walk to the Clubhouse! Perfection!

Listing Presented By:



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