



7227 Kiviaq Link Edmonton AB

\$639,900

Open kitchen features a large eating bar, 41" cabinets to the ceiling and huge walk through pantry. Soft close cabinet doors and drawers throughout. Spindle railing on the stairs and upper hall to create an open feel from main floor to upper level. Quartz counter tops with under mount sinks in kitchen and bathrooms. Secondary entrance and 9' foundation for potential development. Stainless-steel appliances, 32 cu. Ft. French door fridge with bottom pull out freezer and ice machine, a 5-burner range, chimney hood fan and a built-in dishwasher. 50" Linear LED electric fireplace with additional framing to allow for TV mounting above. Oversized shower with tiled walls and fiberglass base in Ensuite Large primary bedroom with separate walk-in closet. Energy Star rated windows, heat recovery ventilator, 96.5% efficient furnace, 80 gal hot water tank. Huge upstairs bonus room, second floor laundry for convenience . Main floor mudroom with bench and hooks and separate coatroom. Photos are representative

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Bode

info@bodecanada.com



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

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