



## 8504 223 Street Edmonton AB

\$699,900

IMPRESSIVE/CUSTOM BUILT 2 Storey on a Quiet St & BACKING a WALKING TRAIL! The Main Floor of this IMMACULATE/UPGRADED Home offers a 9ft Ceiling, Spacious Front Foyer, 2pce Bathrm, Built in Lockers & a Walk-In Closet in the Mudroom. The SPECTACULAR CHEF'S Kitchen features a Walk Thru Pantry, Cabinets to the Ceiling, Built in Oven, Huge Island overlooking the Dinette & Living rm w/a Stone Facing to the Ceiling Electric F/P. The Upper Level offers a Bonus rm, Two Large BR's each w/a Walk-in California Closet, Den-B/R, 3pce Bathrm, Laundry rm w/Built in Cabinets/Sink/Linen Closet. The Primary B/R offers an Elegant 4pce Ensuite-Jetted Tub & Shower. The Finished Bsmt includes a SIDE ENTRANCE, Family rm, Large B/R w/a Double Closet, Flex rm, Office & a 4pce Bathrm. FEATURES: A/C, Vinyl Plank on Main Level, Granite Counters Throughout, Extra Insulation in Bsmt Ceiling, Over-Sized Heated Garage w/a Floor Drain. The SOUTH-FACING Backyard offers a Maintenance Free Deck & a "9" Person Salt Water Hot Tub!

Listing Presented By:



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