



## 8829 95 Street Edmonton AB

\$719,900

BLESSED IN BONNIE DOON! This charming 2743 Sq/Ft fully dvlp'd 2 Story home delivers on all fronts. The awe-inspiring main floor open concept plan plays host to a stylish great room setting with direct access to a WEST facing patio with DT view, main floor office/BR, huge pantry, mud room, and an elaborately equipped sunroom. Enjoy total privacy & luxury upstairs where the whole floor is dedicated to the primary sleeping quarters with an additional living room, and 4pc ensuite. BASEMENT: Offers a 2nd kitchen, 3BR's, and several split bath configurations lending to a unique & efficient use of space, time & effort. Updated mechanical/boiler system & in-floor heating. OVERSIZED GARAGE: The definition of options complete with shop, 1/2 bath, W/D, & furnace. BACKYARD: A green thumb's oasis accented by a show stopping water feature. LOCATION: Bistros, Pubs & Dining OH MY! Let the family stay or lend a hand to an Edmonton traveller for a few shillings. Downtown and Whyte Ave are minutes away. SIMPLY SENSATIONAL!!

Listing Presented By:



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