



## Edmonton Alberta

\$899,900

Elevated modern living in the heart of Forest Heights just minutes to downtown and the river valley. This beautifully designed home is filled with natural light and showcases a refined open concept main floor with a sleek kitchen, quartz counters, oversized island and stainless steel appliances, flowing into an inviting living space with a statement fireplace and custom built-ins. A main floor office provides the perfect work from home setup or quiet flex space. Upstairs delivers a stunning primary retreat with walk in closet and ensuite, plus two additional bedrooms, full bath and upper laundry. The fully developed basement features a self contained one bedroom suite with its own kitchen, living area, full bathroom and in suite laundry, currently rented to an excellent tenant paying \$1,375 per month who would love to stay. Complete with air conditioning, double detached garage and a low maintenance yard in a prime location close to trails, parks and amenities. (id:6769)

Bedroom 4 4.04 m X 3.8 m  
Living room 4.1 m X 4.1 m  
Dining room 5.14 m X 3.4 m  
Kitchen 5.14 m X 4.2 m

Primary Bedroom 4.45 m X 4.3 m  
Bedroom 2 4.08 m X 3.3 m  
Bedroom 3 3.03 m X 3.2 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

<http://tylerfiege.com/>



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