



## Edmonton Alberta

\$785,000

ELEGANT, SPACIOUS, WARM, INVITING. Experience the timeless beauty of the coveted neighbourhood of Groat Estates in Westmount. This well maintained 2494 sqft home retains its historical charm with modern updates and conveniences. You are welcomed onto the lovely verandah and into the spacious foyer. The elegant living room opens to a den/sunroom, and to the dining room perfect for entertaining. The cozy living room with gas fireplace opens to the bright kitchen featuring cork flooring and breakfast nook, with access to the gorgeous two tiered deck overlooking the park-like yard. Upstairs is home to three very spacious bedrooms, including the primary featuring a 4pc ensuite, walk-in closet and private deck. Laundry room and another 3pc bathroom complete this floor. The partially finished basement has a separate entrance, another large bedroom and lots of space to bring your vision to life! A/C, new HE furnace, double (tandem) garage with new roof. Don't miss this one, you might never want to leave! (id:6769)

Bedroom 4 6.97 m X 5.95 m

Living room 4.25 m X 5.54 m

Dining room 3.79 m X 3.84 m

Kitchen 3.17 m X 6.05 m

Family room 3.82 m X 6.42 m

Den 1.97 m X 3.43 m

Breakfast 3.17 m X 2.18 m

Mud room 2.43 m X 3.07 m

Primary Bedroom 5.34 m X 5.54 m

Bedroom 2 5.06 m X 3.2 m

Bedroom 3 3.6 m X 3.7 m

Laundry room 2.09 m X 2.78 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net