



## Edmonton Alberta

\$575,000

Impressive Upgrades in this Centrally Located 2177 sq/ft 2 Storey Backing a River in Bears paw! This Family Friendly Home boasts a Functional Floor Plan. The Main Floor offers a Large Tiled Front Foyer, Living/Dining rm. The Impressive Kitchen includes an abundance of Cabinets, Granite Counters & an Eating Bar overlooking the Dinette & Family room w/a Wood Burning F/P. Other Main Floor features: 2pce Bathroom & Laundry rm w/a Side Entrance. The Upper Level offers 3 B/R's & a Main 3pce Bathroom w/a Walk-in Shower. The Incredible/Huge Primary B/R boasts a Gas F/P, 4pce Ensuite/Walk-In Closet. The Finished Basement features a Rec rm, 4th Bedroom, Flex rm w/a Sink (Salon Option), 4pce Bathroom & Storage rm. NEW UPGRADES: Granite countertops in Kitchen & all Bathrooms, High Quality Hardwood Flooring flowing thru the Living/Dining rm/Kitchen/Family Room/Dinette/Staircase/Upper Hallway/Primary B/R. Tiled Flooring in Laundry room & all Bathrooms & Freshly Painted. Relax on the Deck on the West Facing Backyard! (id:6769)

Bedroom 4 3.8 m X 2.7 m

Recreation room 5.5 m X 4.4 m

Living room 4 m X 3.6 m

Dining room 3.9 m X 3.6 m

Kitchen 3.9 m X 3.7 m

Family room 5.1 m X 4.7 m

Breakfast Measurements not available

Laundry room Measurements not available

Primary Bedroom 4.7 m X 4.1 m

Bedroom 2 3.4 m X 2.9 m

Bedroom 3 3.9 m X 3 m

Listing Presented By:



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