



## Edmonton Alberta

\$775,000

Highly sought after River Valley location with income potential in Forest Heights. This tastefully built over 2100 s.f. 2-storey has 3 bedrms up & a 1000 s.f. LEGAL 2-bedrm income potential basement suite with private side entry. The main floor is striking with 10 ceilings, impressive crown moldings fireplace & open floor plan. The kitchen sizzles w/ granite counters, walk in pantry, wine fridge & large island. Upstairs features vaulted ceilings & has a fabulous primary bedrm with walk-in closet & 5-piece ensuite. Completing the upstairs are 2 more bedrms & laundry rm. The fully finished basement is impressive w/ 9 ceilings, large windows, 2 bedrms, laundry rm, full bathrm, open concept kitchen/living rm. The yard has been recently landscaped w/ many fruit trees & bushes thru-out. The O.S. double garage w/ additional parking. This exceptional family home is located minutes to downtown, River Valley trail systems, schools & parks. All appliances & basement furnishings included except table & chairs! (id:6769)

Bedroom 4 3.18 m X 4.22 m

Bedroom 5 3.35 m X 3.9 m

Second Kitchen 3.35 m X 4.34 m

Breakfast 3.35 m X 1.21 m

Laundry room 1.68 m X 1.8 m

Living room 6.33 m X 7.88 m

Dining room 4.08 m X 5.27 m

Kitchen 2.94 m X 5.27 m

Primary Bedroom 4.38 m X 4.76 m

Bedroom 2 3.44 m X 4.09 m

Bedroom 3 3.45 m X 4.2 m

Listing Presented By:



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