



## Edmonton Alberta

\$739,835

Located on a quiet cul-de-sac with green space out front, this beautifully maintained 2-storey is a rare find. Offered by the original owners, pride of ownership is evident throughout. With 2,120 sq ft above grade, the home offers 4 bedrooms, 3.5 bathrooms, a main-floor office, main-floor laundry, and a functional layout ideal for both everyday living & entertaining. The gorgeous kitchen is the heart of the home, perfect for gathering with family and friends. Upgrades include 22 triple-pane windows, hot water tank, sump pump, and a new dishwasher. The oversized heated garage and powered dream shed (4.92m x 3.13m) will impress. The fully finished basement adds a spacious rec room and storage galore. The true showstopper is the backyard—a private retreat with a no-maintenance deck, stunning landscaping, and lush green grass reminiscent of a golf course. Set on a generous 655.54 sq m lot and close to schools, shopping, trails, and natural areas. Homes like this in Magrath Heights are rarely available. (id:6769)

**Bedroom 4** 4.3 m X 2.59 m

**Recreation room** 7.03 m X 9.68 m

**Storage** 4.72 m X 2.43 m

**Living room** 4.32 m X 4.24 m

**Dining room** 4.51 m X 3.45 m

**Kitchen** 4.43 m X 2.94 m

**Office** 3.56 m X 2.83 m

**Laundry room** 2.24 m X 3.51 m

**Family room** 5.77 m X 5.26 m

**Primary Bedroom** 4.29 m X 4.1 m

**Bedroom 2** 3.04 m X 3.73 m

**Bedroom 3** 3.02 m X 3.65 m

Listing Presented By:



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