



# Edmonton Alberta

\$735,000

FACING WESTMOUNTS WESTGLEN SCHOOL. Mere STEPS to the FITNESS CLUB, SPRAY PARK, WESTMOUNT PARK, and PLAYGROUNDS, not to mention the vibrant 124 STREET. This GORGEOUS infill w ROOFTOP PATIO and FULLY FINISHED BASEMENT is being sold by the builder! This home was OVERBUILT. Some of the features include: SPRAY FOAM insulation EVERYWHERE. High eff furnace and HRV. OPEN MAPLE RISERS. GAS STOVE with hood fan and built in microwave. Ash hardwood on main. Custom closets. TRIPLE PANE WINDOWS everywhere for tons of NATURAL LIGHT. Roof has plastic tile decking. Fully fenced, landscaped and large deck! Foundation is SIP for more energy efficiency and stronger than just a concrete one. Main floor has a beautiful OVERSIZED kitchen with large living space. Going up has 3 full bedrooms, including a beautiful primary w almost FLOOR TO CEILING windows, a full ensuite w tub, rain shower and 2 SINKS! Laundry is on same floor as bedrooms! The rooftop patio is HUGE and has views of the field AND city! Come home to everything. (id:6769)

Family room 4.69 m x Measurements not available    Kitchen 4.79 m x Measurements not available  
 Bedroom 4 4.69 m x Measurements not available    Primary Bedroom 4.82 m x Measurements not available  
 Utility room 2.27 m x Measurements not available    available  
 Living room 4.79 m x Measurements not available    Bedroom 2 2.57 m x Measurements not available  
 Dining room 2.45 m x Measurements not available    Bedroom 3 2.97 m x Measurements not available

Listing Presented By:



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