



Edmonton Alberta

\$1,368,000

INCLUDES A TWO-BEDROOM BASEMENT SUITE!! and a ONE-BEDROOM GARAGE SUITE. CUSTOM BUILT WITH TONNES OF CURB APPEAL. Located in the sought-after UNIVERSITY AREA!! 3774 sqft of finished of total living space. Ideal for multi-generational living or rental income. The main home features a warm, inviting layout anchored by a beautiful FIREPLACE and a cozy READING/OFFICE NOOK, with expansive windows enhancing natural light and openness throughout. Upstairs includes three bedrooms, each with an ENSUITE. Outdoor living is enhanced with a FRONT PORCH, SIDE PORCH, and spacious DECK, perfect for entertaining or relaxing. Enjoy winters with your DOUBLE GARAGE. A rare opportunity in one of Edmonton's most desirable locations, close to the University, river valley, and key amenities. (id:6769)

Primary Bedroom 3.72 m X 4.57 m

Bedroom 6 3.54 m X 2.59 m

Family room 3.99 m X 4.04 m

Bedroom 4 3.31 m X 3.28 m

Bedroom 5 3.42 m X 3.24 m

Second Kitchen 2.16 m X 4.24 m

Living room 4.38 m X 6.74 m

Dining room 5.54 m X 3.03 m

Kitchen 3.67 m X 5.5 m

Bedroom 2 4.43 m X 3.26 m

Bedroom 3 3.59 m X 3.39 m

Laundry room 1.4 m X 3.71 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.michaelpavone.com/>



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