



## Edmonton Alberta

\$750,000

LARGE Homes by Avi 2 Storey, tucked into a QUIET CUL-DE-SAC; located on a HUGE PIE LOT in Callaghan. Enjoy your morning coffee on the COVERED VERANDA! Off the TILED entry is a bedroom/den w/access to a full bath. Entertain in the living room w/a view of the rear yard, complete w/a THREE-SIDED FIREPLACE connected to the ample dining room, perfect for a family meal. Cook in the ISLAND kitchen w/ STONE COUNTERS, high-end cabinetry, walk-through pantry & STAINLESS appliances. Upper floor has VAULTED CEILINGS, bonus room, a SEPERATE LAUNDRY room, & 2 PRIMARY BEDROOMS each w/an ensuite; the larger features a 2 WAY FIREPLACE, walk-in closet, & a SPA LIKE five-piece bath. Enjoy the partially finished basement, it has a GENEROUS bedroom, full bath, & some open space to develop. Additional features include CHILLY A/C, WATER SOFTENER, in-ground SPRINKLERS, & RARE 150 amp electrical service! Park in the DOUBLE ATTACHED GARAGE. Play in a MASSIVE, fully fenced yard w/a DECK, PRIVACY fence, FIREPIT & more, see it now! (id:6769)

Bedroom 4 6.1 m X 3.34 m  
Recreation room 5.83 m X 6.05 m  
Utility room 2.92 m X 3.18 m  
Living room 5.99 m X 4.61 m  
Dining room 3.35 m X 3.13 m  
Kitchen 5.55 m X 4.63 m

Bedroom 3 3.74 m X 3.52 m  
Storage 1.61 m X 2.66 m  
Primary Bedroom 6.25 m X 4.72 m  
Bedroom 2 5.82 m X 4.48 m  
Bonus Room 5.62 m X 4.35 m  
Laundry room 2.92 m X 2.19 m

Listing Presented By:



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RE/MAX River City

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



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