



## Edmonton Alberta

\$688,800

Discover this unique, one-of-a-kind 2,317 sq.ft. attached home with NO CONDO FEES, situated in a prime Wihkwentowin location! Enjoy unparalleled convenience just half a block from the LRT and river valley trails, with quick access to the U of A, ICE District, and Brewery District. The spacious layout features 3 bedrooms plus a loft, highlighted by a fully finished walk-out basement offering a family room, cozy wood fireplace, wet bar, and access to a private, fenced south-facing backyard with a large deck. Enjoy multiple outdoor spaces, including a north-facing deck off the primary bedroom and a south-facing deck accessible from both the kitchen and an additional bedroom. The generous kitchen boasts crisp white cabinetry and sleek quartz countertops, with quartz finishes elegantly continuing throughout the entire home. Additional highlights include central A/C, a roof updated in 2014, and an oversized single attached garage. This exceptional property combines unbeatable location with incredible space! (id:6769)

Family room 4.35 m X 3.95 m

Living room 4.66 m X 4.63 m

Dining room 3.66 m X 2.66 m

Kitchen 4.26 m X 3.39 m

Primary Bedroom 5.79 m X 3.72 m

Bedroom 2 3.54 m X 2.89 m

Bedroom 3 3.55 m X 3.03 m

Bonus Room 4.24 m X 2.54 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.darlenestrang.ca/>



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