



## Edmonton Alberta

\$679,900

Welcome to this custom-built two-storey home in Beverly Heights that is brimming with character throughout. Perfectly situated just steps from the scenic walking trails along the North Sask. river. Inside, you'll find rich hardwood floors flowing throughout the entire home, a kitchen w/ stainless steel appliances, granite countertops & a convenient breakfast bar. A formal dining room provides an elegant space for hosting, while the cozy living room is ideal for relaxing evenings at home. Upstairs the home offers 3 spacious bedrooms including a stunning primary retreat w/ a private sitting area. The luxurious ensuite features heated floors, modern tub, double sinks & a large glass shower. The fully finished basement expands your living space w/ a family room & a gym area that could easily be converted into a 4th bedroom. The 24x20 double attached garage features a loft space w/ potential for future development. Enjoy the beautiful yard w/ a wrap-around deck & plenty of space for kids to play or for hosting (id:6769)

Family room 3.56 × 6.26  
Laundry room 3.35 × 3.51  
Living room 7.61 × 3.48  
Dining room 3.71 × 3.64  
Kitchen 3.73 × 3.48

Breakfast 3.70 × 2.24  
Primary Bedroom 6.05 × 6.38  
Bedroom 2 3.78 × 3.60  
Bedroom 3 4.93 × 3.63

Listing Presented By:



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