



## Edmonton Alberta

\$625,000

Just steps away from Ada Boulevard & the River Valley this 2067 sq.ft character home is the perfect place to call home in Highlands! Featuring a heated triple attached garage with 100 amp service, upgraded kitchen, flooring & more! This character home's main floors offers an upgraded chefs kitchen complete with granite countertops, hidden walk-in pantry, a large family room perfect for entertaining as well as a formal dining/living space with generous-sized windows allowing ample amounts of natural light, & a 2 piece bathroom. Make your way to the second floor to find a 4-piece bathroom, 3 bedrooms, featuring a spacious walk-in closet in the primary. You will be pleasantly surprised to find a hidden attic space awaiting your imagination. The basement offers laundry, full bath, a 4th bedroom & family living space. A home gym with its own thermostat and power security gate complete this move-in ready home! Let's not forget the close proximity to restaurants, boutiques, river valley trails, golf & more! (id:6769)

Bedroom 4 3.18 m X 3.07 m

Recreation room 8.99 m X 2.6 m

Laundry room 3.12 m X 2.22 m

Living room 5.44 m X 3.7 m

Dining room 3.82 m X 3.39 m

Kitchen 4.5 m X 3.55 m

Breakfast 2.35 m X 2.32 m

Primary Bedroom 4.44 m X 3.62 m

Bedroom 2 3.52 m X 3.3 m

Bedroom 3 3.14 m X 2.68 m

Listing Presented By:



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Royal LePage Arteam Realty

**RE/MAX ELITE**

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