



Edmonton Alberta

\$1,100,000

Welcome to this impressive 2-storey home offering 2,654 sq. ft., 4 bedrooms, 3 full bathrooms, a triple detached garage & a legal 645 sq. ft. garage suite with 2 bedrooms & 1 bathroom. The open-concept main floor features large windows, custom cabinetry, quartz countertops, modern lighting, fireplace & a spacious bedroom/flex room with walk-in closet. Upstairs, the primary suite offers a private balcony, large walk-in closet & ensuite with walk-in shower, tub & double sinks. Two additional bedrooms, full bath, laundry, bonus room & second balcony complete the upper level. Additional features include triple-pane windows, built-in speakers, LED lighting, Cat5 wiring & a second fireplace. Enjoy a large southwest-facing backyard plus the versatility of the legal garage suite. Conveniently located near the U of A, LRT, South Campus, Downtown, parks, schools & amenities. (id:6769)

Bedroom 5 3.45 m X 2.95 m

Bedroom 6 3.45 m X 2.94 m

Second Kitchen 1.65 m X 4.82 m

Living room 6.65 m X 4.46 m

Dining room 4.12 m X 3.77 m

Kitchen 3.23 m X 4.22 m

Den 2.09 m X 2.2 m

Primary Bedroom 6.38 m X 4.64 m

Family room 4.55 m X 5.15 m

Bedroom 2 3.83 m X 5.46 m

Bedroom 3 3.72 m X 4.27 m

Bedroom 4 3.02 m X 4.77 m

Listing Presented By:



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