



## Edmonton Alberta

\$519,900

On a CUL-DE-SAC (quiet, safe, no through road). 3 beds, 3.5 baths. 1750 sq ft above, plus partially fin basement (rec rm, bathroom with shower). Top floor has huge bonus room! Sobeys, Starbucks, Browns Social House, Walmart, banking, etc within 5 blocks. 4 blocks/200 metres East is playground & school site. Move in ready: All BRAND NEW APPLIANCES incl washer & dryer. BRAND NEW 50 gallon Hot Water Tank. BRAND NEW carpet. FRESHLY PAINTED prior to listing. Hardwood on main flr. Kitchen: granite counters, walk-through pantry, full height cabinets, full height tile backsplash. Gas fireplace on main. Deck off kitchen/dining. Laundry on main flr. Master suite w/walk-in closet, heated floors, ensuite with XL soaker tub & barn doors to separate from the bedroom. Power drip humidifier. Programmable thermostat. Central vac w/attachments. 2 exterior waterproof GFI plugs. HRV w/moisture control in bathrooms. Fully fenced backyard with gate. Playset in backyard can stay. (id:6769)

Recreation room 5.9 m X 4.8 m

Living room 4.6 m X 3.7 m

Dining room 3.5 m X 2.8 m

Kitchen 3.4 m X 2.8 m

Primary Bedroom 3.9 m X 3.4 m

Bedroom 2 3 m X 2.6 m

Bedroom 3 3.5 m X 2.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://sarahkeats.remax.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave, Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net