



## Edmonton Alberta

\$1,150,000

GRAND VIEW DRIVE, MOVE-IN READY! Nicely updated bi-level with over 3,400 ft2 of living space. 6 bedrooms total, 3.5 baths, oversize double attached garage. Smart floor plan with great flow. Across from treed ravine on sought-after Grand View Drive on a large 89' x 130' lot with a huge south backyard and mature trees for privacy. Huge living room with ravine views and deck. Great flow into the dining room and kitchen. 2 wood burning fireplaces. 2023 upgrades: new paint, vinyl plank and carpet, upgraded electrical - switches and outlets, added ground, primary ensuite & powder room refresh - new toilets, faucets, light fixtures, flooring, mirrors, wallpaper, new hot water tank (June 2023), new chimney flashing, new curtains/window coverings, new humidifiers, new door handles, and new closet pulls. You will love living in the quiet neighbourhood of Grandview Heights, with one of the top rated academic K-9 schools in the province. Welcome home! (id:6769)

Bedroom 3 3.902 m X 3.028 m

Bedroom 4 3.543 m X 2.985 m

Bedroom 5 4.018 m X 2.71 m

Bedroom 6 4.018 m X 2.631 m

Recreation room 7.512 m X 4.352 m

Storage 4.13 m X 2.555 m

Living room 7.638 m X 4.604 m

Dining room 3.96 m X 3.508 m

Kitchen 4.075 m X 3.01 m

Primary Bedroom 4.828 m X 3.608 m

Bedroom 2 4.124 m X 2.995 m

Laundry room 3.406 m X 2.096 m

Breakfast 3.454 m X 2.744 m

Listing Presented By:



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