



# Edmonton Alberta

\$389,900

4 level split TUCKED away on a QUIET STREET! HUGE yard, CENTRAL A/C & tons of UPGRADES! Park on the LONG DRIVEWAY or keep your cars cozy in the double detached GARAGE. Upon entry you are greeted w/ HARDWOOD floors leading to the COZY living room, overlooking the yard; the DOUBLE SIDED FIREPLACE is a visual treat. Cook in the bright WHITE, U-shaped kitchen w/ loads of space for a Chef; store pots, pans & utensils. The dining room is ELEGANT w/ lots of windows & crown moulding. Upper floor has 3 UPDATED bedrooms, HARDWOOD in the hallway & an exquisite RENOVATED BATHROOM w/ wainscoting, CLAWFOOT TUB, 12x24 tile & a MODERN wall hung vanity. 3rd floor is a sanctuary w/ a large rec room for MOVIE NIGHTS, it has enough space for a den/home office; the 3 piece guest bath is convenient. Basement level is finished w/ a laundry room & 2 storage rooms, perfect for your extra's! Play in the SERENE backyard featuring a large DECK, garden shed, GAZEBO, mature trees and planters. See it now, you will LOVE it! (id:6769)

Recreation room 6.25 m X 7.44 m

Storage 2.94 m X 2.91 m

Laundry room 3.54 m X 4.46 m

Living room 5.58 m X 4.59 m

Dining room 3.54 m X 4.03 m

Kitchen 5.57 m X 2.91 m

Primary Bedroom 3.09 m X 3.69 m

Bedroom 2 3.09 m X 3.87 m

Bedroom 3 2.16 m X 3.71 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.ryandutka.com/>

**RE/MAX ELITE**

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