



## Edmonton Alberta

\$1,175,000

Upgraded 5 bedroom 2,258 sf Perry built 2 storey located in desirable Valleyview. The home sits on a 85' wide x 120' deep South-facing lot (incl. 20' easement), boasting plenty of privacy. The main level offers a large bright Living room complete with hardwood flooring & gas fireplace, a separate Dining room that can comfortably seat at least 10, with views to the rear yard. The stunning Chef's kitchen has a large working island, granite countertops & stainless steel appliances with ample storage. There is a new 2-piece main floor bath, family size mudroom with access to a covered sunroom & double attached garage. Upstairs you will find the primary bedroom with new 4-piece ensuite & hardwood flooring. Upper level has 3 additional bedrooms, a den & new 5-piece bath. Lower level features a family room, 5th bedroom, a 4-piece bath, laundry room & separate storage room. Recent upgrades: kitchen/foyer interior painting (2024), various new windows (2024) & roof (2019). Steps to River Valley, shopping & Schools. (id:6769)

Family room 6.65 m X 3.73 m

Bedroom 5 4.9 m X 3.34 m

Laundry room 2.22 m X 1.9 m

Storage 5.06 m X 4.14 m

Living room 6.01 m X 4.25 m

Dining room 3.58 m X 3.38 m

Kitchen 6.5 m X 3.63 m

Mud room 4.37 m X 3.48 m

Primary Bedroom 4.57 m X 4.45 m

Bedroom 2 4.32 m X 3.76 m

Bedroom 3 4.32 m X 4.06 m

Bedroom 4 3.81 m X 3.07 m

Listing Presented By:



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