



Edmonton Alberta

\$998,000

RENOVATED | STEPS TO THE RIVER VALLEY | QUIET LOCATION | This 1800+sq.ft Patricia Heights home has been lovingly upgraded in all the right ways. Bathed in light from the South-facing windows, you'll love the open concept main floor with its Redl Kitchen as the focal point. Gourmet appliances by Wolf, Miele & Liebherr are complimented with quartz countertops & backsplash. Upstairs you'll find 3 bedrooms incl. the primary suite with CARRARA MARBLE clad 3PC ensuite. An add'l 4PC bath completes the floor with hardwood flooring throughout. The above-grade, lower level houses a family room w. gas fireplace, 4th bedroom, tons of closed storage + a 2PC powder room. The basement serves as a rec room with a MURPHY BED, Redl built-in, add'l storage & laundry. A DETACHED, fully heated GYM/FLEX space is icing on the cake in this beautifully landscaped 8,200+sq.ft lot. Add'l Upgrades: roof(2015), HWT(2025), water softener/furnace & A/C(2022). Enjoy the perks this enclave is known for: character + ease of access + quiet (id:6769)

Recreation room 5.13 m X 6.34 m

Laundry room 3.89 m X 6.51 m

Family room 3.95 m X 4.84 m

Living room 3.94 m X 5.32 m

Dining room 4.1 m X 2.79 m

Kitchen 4.06 m X 3.84 m

Bedroom 4 3.91 m X 3.6 m

Primary Bedroom 3.54 m X 4.07 m

Bedroom 2 2.84 m X 2.86 m

Bedroom 3 3.96 m X 3.09 m

Listing Presented By:



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