



## Edmonton Alberta

\$679,900

WELCOME TO PARADISE! Live in your lake retreat w/o leaving the city! Nestled in family-friendly community of Beaumaris just steps away from BEAUMARIS LAKE, largest lake in Edmonton with over 2.5 km of trails and park. This meticulously maintained home offers a perfect blend of both comfort & convenience. Home boasts 5 BEDs, 3.5 BATHs, over 2800+ sq.ft of A.G Space, MASSIVE PIE LOT 13,287 sq.ft., FINISHED BASEMENT, DOUBLE ATTACHED OVERSIZED GARAGE wth 2 WINDOWS and is situated on a quiet CUL DE SAC. Main floor features OPEN-TO-BELOW entrance showcasing SPIRAL STAIRCASE & VAULTED CEILINGS, LARGE living & family room, HUGE KITCHEN wth stainless steel appliances, formal dining, bedroom, half bath & laundry room. Upstairs you will find 3 GENEROUSLY SIZED bedrooms incl PRIMARY wth 5-pc ENSUITE, WALK-IN-CLOSET & a BALCONY; and another 4-pc Bath finishes this level. OVER \$35,000 in recent upgrades: FURNACE 2022, HOT WATER TANK 2023, ROOF 2011, DECK 2024, DRIVEWAY 2021, EAVESTROUGHS 2020, Basement CARPETS 2021. (id:6769)

Bedroom 5 3.42 m X 4.85 m

Recreation room 7.42 m X 9.99 m

Storage 4.22 m X 1.59 m

Utility room 3.51 m X 3.41 m

Living room 4.48 m X 5.74 m

Dining room 3.76 m X 4.95 m

Kitchen 3.8 m X 4.87 m

Family room 4.69 m X 5.26 m

Bedroom 4 3.14 m X 3.52 m

Laundry room 3.87 m X 3.51 m

Primary Bedroom 5.14 m X 6.15 m

Bedroom 2 5.6 m X 3.64 m

Bedroom 3 5.71 m X 3.7 m

Listing Presented By:



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