



Edmonton Alberta

\$575,000

This beautifully renovated home is located in Patricia Heights & stands out w/ quality features. Spanning over 2075 sq/ft of finished living space., this 4-level split home boasts triple-pane windows & a modern open floor plan. It includes wide plank laminate & tile flooring, updated carpet from 2017, & a large kitchen island w/ stainless steel appliances, custom cabinets, a farmhouse-style sink, range hood, & new window coverings also added in 2017. The spacious & finished basement offers an open family room w/ a wood-burning fireplace, a 4th bedroom, a 2-piece bathroom which can be easily upgraded to a 3-piece, a large laundry room, plenty of storage space, & a separate entrance. The large south backyard is perfect for privacy w/ mature trees, a deck, & an oversized double garage. Situated just a block from Patricia Heights School, this home is in one of Edmontons top ravine communities, near all amenities, including parks, Whitemud Drive, and more. Its truly a location thats hard to beat! (id:6769)

Recreation room 5.23 m X 3.75 m

Utility room 2.61 m X 1.68 m

Family room 5.59 m X 3.77 m

Bedroom 4 3.12 m X 3.03 m

Laundry room 3.12 m X 1.52 m

Living room 5.38 m X 4.17 m

Dining room 3.41 m X 2.54 m

Kitchen 4.65 m X 3.41 m

Primary Bedroom 4.02 m X 3.65 m

Bedroom 2 4.17 m X 3.03 m

Bedroom 3 3.11 m X 3.01 m

Listing Presented By:



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