



## Edmonton Alberta

\$875,000

WHAT AN AMAZING COMBO: BACKING ONTO A POND & WALKING TRAIL, with LEGAL 2 BDRM BASEMENT SUITE, 2 PRIMARY BDRMS UPSTAIRS & 1 PRIMARY BDRM ON MAIN FLR, \*\*Plus a RARE OVERSIZED GARAGE that fits 2 large 1/2 -tonne trucks!\*\* This stunning 6 BED, 5.5 BATH 2stry Home offers 2,700+Sqft + FULLY FIN BSMNT... Offering excellent income potential. The main flr features SOARING 10' CEILINGS, spacious living & family rm, mudroom & MAIN-FLR PRIMARY w/ 3pc ensuite plus another 2pc bath on main flr. The CHEF-INSPIRED KITCHEN boasts a LARGE GRANITE ISLAND w/ HIDDEN INDUCTION COOKTOP. Upstairs, Enjoy your Morning Coffee on your Private BALCONY with an AMAZING VIEW from your Primary Bdrm W/I closet & LUXURIOUS 5PC ENSUITE w/ IN-FLOOR HEAT, plus 2 more bdrms, incl. one w/ private ensuite, full bath, laundry & BIG BONUS RM. Enjoy, HUGE BACKYARD WITH PARTIALLY COVERED DECK & overlooking the pond, Only steps to High School, Chalo Freshco, Aster Plaza & more, An exceptional home offering space, luxury, flexibility & income potential! (id:6769)

Bedroom 5 9'8" x 9'11"

Second Kitchen 10'5" x 10'11"

Bedroom 6 11'1" x 9'10"

Living room Measurements not available x 16 m

Kitchen Measurements not available x 15 m

Family room 18'1" x 16'

Bedroom 4 10'8" x 11'

Primary Bedroom Measurements not available x 13 m

Bedroom 2 11'11" x 11'11"

Bedroom 3 10' x 13'2"

Bonus Room 14'8" x 12'

Laundry room 14'8" x 12'

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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