



Edmonton Alberta

\$569,750

HERE IS LUXURY LIVING AT IT'S FINEST in this F/F 2+DEN/3Bath/Full A/C, 1203Sq.Ft BUNGALOW w/a DOUBLE ATT. GARAGE w/well over 2300-Sf.Ft of Living Space in the complex SIGNATURE AT ALLARD! Upon entry you are greeted w/a large entrance with ceramic tile with LUXURY LAMINATE FLOORING on the main floor into the bright VAULTED CEILING Living Room w/a STONE GAS FIREPLACE, Large Kitchen with 4-S/S Appliances, GAS STOVE, GRANITE COUNTER TOPS & A Corner Pantry w/a Dining Room for 6+Guests facing the garden door onto the UPPER DECK! The Primary Bdrm has space for a King Size Bed w/a Full 4pc Ensuite & Walk-in Closet. + a Main Floor den, & 2pc Powder Room & Front Load Washer/Dryer with extra storage. The F/F Basement has a 2-Sided STONE GAS FIREPLACE w/a WET BAR Games area, a Lg FAMILY ROOM, 2nd Bdrm w/a Full 3pc Bath, & a 2nd Den, & Lg Utility Room/Storage. Great size Fully Fenced Backyard w/a LOWER DECK! Great quiet complex with only 35 Units with access to walking trails, Shops, & QE2 to the YEG! (id:6769)

Family room 6.08 m X 4.39 m

Bedroom 2 3.56 m X 3.19 m

Games room 4.46 m X 2.91 m

Storage 2.17 m X 1.2 m

Utility room 1.79 m X 1.73 m

Storage 3.55 m X 2.1 m

Living room 4.51 m X 3.9 m

Dining room 4.15 m X 2.28 m

Kitchen 3.39 m X 3.12 m

Den 3.15 m X 2.37 m

Primary Bedroom 3.85 m X 3.63 m

Listing Presented By:



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MaxWell Polaris

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



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