



## Edmonton Alberta

\$749,900

2,405 sq ft. Live in safe cul-de-sac w/quiet farmland behind, next to Alberta's largest provincial park - 4,400 acre Lois Hole Provincial Park & Big Lake (8 km x 3 km), an extensive network of natural trails & green spaces. Mudroom incl built-in pet washing station for easy cleanup after outdoor adventures. Ideally located just off 215 St & Yellowhead/Trans Canada Hwy, 9 km to WEM, 14 km to downtown Edmonton. Central A/C, rear deck w/gas line for BBQ, all window coverings, permanent Christmas lights. Soaring open-to-above ceilings, bright & spacious great room. Chef-inspired kitchen w/5'x7' island. 3 large top floor bdrms, bonus rm, & luxurious primary w/spa-like ensuite & walk-in. Quality craftsmanship throughout. All baths are finished w/natural stone countertops. MDF shelving in pantry, mudroom & all closets provide durable & elegant storage. What value in this resale home - no GST payable, representing approx \$35,000 savings. \$2,500 landscaping deposit pd, & will be transferred from seller to buyer. (id:6769)

Living room 5.17 m X 3.95 m

Dining room 3.09 m X 3.05 m

Kitchen 5.14 m X 4.76 m

Den 4.14 m X 2.7 m

Mud room 2.24 m X 2.45 m

Primary Bedroom 4.73 m X 4.26 m

Bedroom 2 3.68 m X 3.09 m

Bedroom 3 3.4 m X 3.17 m

Laundry room 1.58 m X 2.05 m

Loft 4.23 m X 3.35 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://sarahkeats.remax.ca/>

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