



## Edmonton Alberta

\$748,000

Immaculate, original owner, fully finished, 4+2 bedrooms, 3 & 1/2 baths home w/ over 3500 sq ft of developed living space, lots of room for a family to grow into. House sits on a massive 941 Sq M, private, treed lot in desirable quiet cul de sac location. Gleaming maple hardwood floors on the main floor. Kitchen features granite counter tops & newer SS appliances including cook's gas stove. 4 generous size bedrooms on the upper floor. Finished basement w/ 2 more bedrooms, full bath & wet bar. Pride of ownership is evident in this lovingly cared for home w/many upgrades including shingles 2015, windows, garage & exterior doors 2014, furnace 2009, hot water tank 2020, humidifier 2016, attic insulation 2009, hardwood floors & carpets 2016, gas stove 2016, refrigerator & dishwasher 2023, washer & dryer 2021 & so much more. 1 block walk to top ranking K-9, George H Luck, school. Catchment for Riverbend Jr & Lillian Osborne schools. Public transportation. Quick access to Whitemud & Anthony Henday freeways. (id:6769)

Recreation room 4.98 m X 4.82 m

Bedroom 5 3.71 m X 3.41 m

Bedroom 6 3.79 m X 3.62 m

Living room 4.72 m X 4.02 m

Dining room 4.24 m X 3.02 m

Kitchen 4.36 m X 4.24 m

Family room 5.14 m X 3.94 m

Breakfast 3.32 m X 3.04 m

Primary Bedroom 4.87 m X 3.97 m

Bedroom 2 3.14 m X 3.03 m

Bedroom 3 3.51 m X 3.42 m

Bedroom 4 4.33 m X 3.04 m

Listing Presented By:



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Royal LePage Noralta Real Estate

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