



## Edmonton Alberta

\$598,000

Large mudroom with built-in MDF shelving, hooks, and bench. Convenient side entry, 9' basement ceilings, and 3-piece bathroom rough-in makes for an ideal future development. Open-concept main floor which allows for a large L-shaped designer kitchen with 41" soft close cabinets to the ceiling and large kitchen island. Convenient pantry with frosted glass door. 50" linear electric fireplace in the great room adds a modern touch with warmth and ambiance. Quartz countertops located in the kitchen and all bathrooms. Upgraded spindle railing on main & second floor. The second floor includes a large primary bedroom with walk-in closet, 4-piece ensuite with dual sinks and stand-up shower. On the second floor, you will also find two more spacious bedrooms, central bonus room, bathroom with dual sinks and tub shower, and walk-through laundry. Luxury Vinyl Plank floor on main floor+ all bathrooms. High-efficiency furnace and HRV system. RMS per blueprints; buyer to verify with seller before purchase. (id:6769)

Dining room 2.94 m X 4.57 m

Kitchen 3.45 m X 4.42 m

Great room 4.34 m X 3.96 m

Primary Bedroom 3.53 m X 4.47 m

Bedroom 2 3.05 m X 3.05 m

Bedroom 3 3.27 m X 3.89 m

Bonus Room 3.28 m X 3.88 m

Listing Presented By:



Originally Listed by:  
Bode



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.