



Edmonton Alberta

\$778,800

On a HUGE (8,800 sf) PIE-SHAPED LOT and walking distance to George H. Luck School, this 3 +1 bedroom home with a finished basement provides over 3,300 sf of coveted family living. Built by BIRKHOLZ, the home features a LARGE Living Room, a formal Dining Room, main-floor Den, a great Kitchen with a center island/eating bar, Quartz counters, a big breakfast nook and a inviting Family Room with a fireplace! The upper level includes 3-SPACIOUS bedrooms, a luxury en-suite with HEATED floors, and a Laundry Room. Need room to grow...the professionally finished basement provides the 4th Bedroom, a large Rec. Room, a 2nd Den plus another bathroom with HEATED floors! Other highlights include 2- NEW FURNACES (2024/2021), 2-A/C units, newer windows, & JATOBA HARDWOOD flooring throughout. The OUTSTANDING south-facing yard includes a deck, a patio, a fire-pit, in-ground sprinklers, and room to play! In a quiet crescent, you have easy access to the U of A, Downtown, walking trails, and 2 Freeways. WELCOME TO BROOKVIEW! (id:6769)

Bedroom 4 Measurements not available

Recreation room Measurements not available

Computer Room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Den Measurements not available

Breakfast Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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