



## St. Albert Alberta

\$614,900

ONE OF A KIND! Set on a quiet close, steps from schools, parks, river trails & Woodlands Water Park, this extensively upgraded, original-owner home offers refined living in an exceptional location. A sun-filled living & dining space leads to a stunning chef's kitchen with granite counters, glass tile backsplash, elegant cabinetry & premium stainless appliances. A primary bedroom with 3 pc ensuite, 2 more spacious bedrooms & 4 pc bath complete the main level. The lower level expands your lifestyle with a large rec room for entertaining or cozy movie nights, a 4th bedroom, 3 pc bath/laundry area, den & flexible space for hobbies, gaming, or workouts. Major improvements include kitchen, appliances, flooring, paint, lighting, gas F/P, windows, doors, central A/C, tankless hot water, roof, siding, driveway, paths & patio. The SW facing backyard oasis is perfect for relaxing or gathering with family & friends. Enjoy the tranquil setting filled with flower beds, perennials, mature shrubs, and trees. (id:6769)

Den 5.26 m X 4.01 m

Bedroom 4 4.32 m X 3.83 m

Laundry room 2.84 m X 1.72 m

Office 2.61 m X 3.86 m

Recreation room 6.62 m X 4.59 m

Storage 3.94 m X 2.14 m

Utility room 2.79 m X 3.22 m

Living room 4.53 m X 4.29 m

Dining room 3.79 m X 3.15 m

Kitchen 4.52 m X 3.28 m

Primary Bedroom 3.44 m X 4.05 m

Bedroom 2 2.9 m X 3.4 m

Bedroom 3 2.92 m X 3.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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