



Edmonton Alberta

\$595,000

Welcome to this Stunning 2400sqft home in the desirable community of Signature Pointe! Step inside to discover a beautifully designed main floor filled w/natural light, soaring vaulted ceilings & elegant architectural arches. The spacious layout offers formal dining, cozy fireplace, open concept kitchen featuring Lg chef island, walk in pantry, brand-new SS appliances (2023). Upgrades include Hot Water Tank (2024), 50yr Rubber Shingles (2023), 220 plug in garage. The kitchen extends to a private oversized patio deck equipped w/chef style BBQ perfect for entertaining. Main floor laundry is conveniently located near back entrance from the double attached heated garage. Up the grand staircase you'll find a large bonus room bathed in natural light, a 4 piece bathroom & three generously sized bedrooms. Primary suite is a true retreat complete with French doors, 4-piece ensuite & closet space. Fully fin basement offers Lg Rec room, theatre, 4th bedroom & 3 piece bath. Enjoy walking to pond/walking trails & shopping. IMMEDIATE POSS (id:6769)

Bedroom 4 Measurements not available

Living room 4.54 m X 4.24 m

Dining room 3.25 m X 2.54 m

Kitchen 4.87 m X 4.5 m

Breakfast 3.18 m X 2.75 m

Laundry room 1.7 m X 1.6 m

Primary Bedroom 6.15 m X 4.25 m

Bedroom 2 3.55 m X 3.18 m

Bedroom 3 3.68 m X 3.27 m

Bonus Room 6.44 m X 4.5 m

Listing Presented By:



Originally Listed by:
Sterling Real Estate



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.