



## Edmonton Alberta

\$699,800

INCREDIBLE VIEW & PRIVACY BACKING POND IN GRANVILLE! Pacesetter Homes built 2800 sqft 2-storey in the sought-after West-End neighbourhood of Granville! You will love the expansive main floor with 9ft ceilings offering formal dining room, mudroom, walk-through pantry, & open concept kitchen/living/dining area overlooking the pond, plus an extra flex space (computer nook, kid's homework station, etc) next to the incredible double sided stone fireplace! Upper level offers 3 large bedrooms, bonus room (10ft ceiling), & laundry. Primary bedroom is massive with it's own double sided fireplace, 5-piece ensuite, walk-in closet, plus extra flex-space (perfect for office, yoga, or reading nook). Basement has framing & subfloor complete, plus a stack of drywall sheets ready to go! Central A/C to keep cool during Summer. Backyard offers a beautiful pond setting & there's no walking path behind you! Conveniently located close to Kim Hung K-9 School, Costco, & all amenities! \*Some photos virtually staged\* (id:6769)

Living room 5.9 m X 6 m

Dining room 3.1 m X 3 m

Kitchen 5.1 m X 3.8 m

Mud room 3.6 m X 2 m

Primary Bedroom 4.2 m X 6.8 m

Bedroom 2 3.7 m X 5.2 m

Bedroom 3 4.5 m X 4.6 m

Bonus Room 4.2 m X 4.6 m

Laundry room Measurements not available

Listing Presented By:



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Century 21 Masters

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