



## Edmonton Alberta

\$829,900

Granville - This beautiful 2-storey home has everything a family is looking for with 2647sqft of living space - 3 bedrooms, 2.5 bathrooms, upper Lounge/Bonus Room, main floor office, spacious kitchen with butler pantry - triple attached garage - all located on a 10,576sqft fully landscaped lot! Stepping into this home you will love the open concept - the natural light flows from the living room with the gas fireplace to the large dining area & to the upgraded spacious kitchen with beautiful cabinetry - the perfect amount of storage & work space including the butler pantry. The half bath, mudroom/with storage & home office complete the main level. Upstairs, the primary suite is perfect with a large dressing room & 5-piece ensuite, beds #2 & #3 are both a perfect size. The lounge/bonus room, 4-piece bath & laundry room complete this level. Outside is incredible with the pie-shaped backyard - large enough for your own sport court! Walking distance to all amenities - shopping, restaurants, cafes & more! (id:6769)

Living room 4.87 m X 4.1 m

Dining room 4.55 m X 4.47 m

Kitchen 4.64 m X 3.41 m

Office 2.67 m X 1.75 m

Pantry 3.07 m X 1.49 m

Mud room 6.24 m X 1.95 m

Primary Bedroom 4.86 m X 4.16 m

Bedroom 2 3.56 m X 3.34 m

Bedroom 3 4.27 m X 3.32 m

Bonus Room 4.26 m X 4.24 m

Laundry room 2.67 m X 1.75 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.yeghousesearch.ca/>



**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.