



## Edmonton Alberta

\$574,999

This hidden gem has a huge yet private backyard backing right onto a RAVINE, ideal for long walks in a natural setting just steps away! This fully PRE-INSPECTED and AIR-CONDITIONED craftsman home blends a chef-inspired kitchen boasting ample QUARTZ counters & cabinet space, a WALK-THRU pantry, & an open layout seamlessly flowing into the dining/living areas, complete with a gas FIREPLACE & HARDWOOD flooring-- perfect for entertaining. The main floor also offers a well-lit & sophisticated OFFICE, abundant storage, a 2-pc bathroom, & access to an OVERSIZED garage that can fit a TRUCK & SUV. Upstairs, enjoy a grand BONUS ROOM with 9' ceilings, a convenient laundry room, & a lavish primary suite featuring a walk-in closet & spa-like ensuite with a jetted tub. Two additional spacious bedrooms & another bathroom complete the top level. Close to schools, grocery stores, shopping/dining & almost-immediate access to the Anthony Henday/Yellowhead Trail + multiple LRT options & a 15-min drive into the downtown core. (id:6769)

Living room 4.97m x 4.03m

Dining room 2.41m x 4.03m

Kitchen 3.29m x 4.62m

Mud room 2.57m x 2.04m

Office 2.85m x 3.44m

Primary Bedroom 4.31m x 3.46m

Bedroom 2 3.20m x 2.85m

Bedroom 3 2.91m x 3.87m

Bonus Room 4.04m x 6.08m

Laundry room 1.59m x 2.20m

Listing Presented By:



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Century 21 Leading

<https://radsells.com/>



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