



## Edmonton Alberta

\$1,189,000

Welcome to this beautifully renovated & updated 1646 sq ft bi-level located in the desirable Grandview Heights steps to the highly rated K-9 school, the trail systems of the river valley, the U of A & hospitals, & a short commute to downtown. The main floor offers a chic modern kitchen with stainless steel cabinetry, limestone counters, high end appliances, solid wood accents & unique glass island. Natural light streams through a wall of soaring windows into the adjacent living room with a gas fireplace & limestone surround. The dining room, also with a huge window has garden door access to the west deck overlooking the farm. Three bedrooms, one with a 3-piece ensuite, a 2-piece powder room & a spacious W-I pantry complete the main level. The fully developed lower level has a rec room with a wood-burning fireplace, two additional bedrooms, a 4-pce bathroom/laundry, & access to the over-sized heated double attached garage. Over 100K has recently been spent on upgrades in this terrific move-in ready home. (id:6769)

Bedroom 4 3.86 m X 3.65 m

Bedroom 5 4.74 m X 3.01 m

Recreation room 5.49 m X 4.93 m

Living room 5.74 m X 4.87 m

Dining room 2.5 m X 3.87 m

Kitchen 3.68 m X 4.35 m

Primary Bedroom 3.52 m X 4.43 m

Bedroom 2 3.51 m X 3.36 m

Bedroom 3 3.83 m X 2.78 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net