



Edmonton Alberta

\$749,900

SHOWS 12 OUT OF 10!!! AWESOME HOME // Nestled one block from the River Valley // TOTALLY UPDATED // Main floor offers Open Concept, Hardwood in Living Room & Bedrooms // TERRIFIC UPGRADES Include: // KITCHEN w/Granite countertops, Heated Ceramic floor, LED lights // MAIN BATHROOM w/Floor heating, Kohler Vibra Acoustic soaker tub // TRIPLE PANE ENERGY EFFICIENT WINDOWS // EXTERIOR w/ acrylic stucco, real stone & commercial grade long board metal siding // HUGE primary bedroom w/ His and Hers closets // HUMONGOUS PRIVATE LOT 75' x 140' // Low maintenance yard w/sprinkler system // Stamped concrete driveway, walkway & gated patio // 24 x 22 Double insulated heated garage PLUS Gated 24 X 41 cement RV PAD w/Laneway access // Finished Basement w/2 bedrooms & 3 pce bath w/ Steam shower// High efficiency furnace w/hookup for a/c ready, 60 gallon HW tank (2016), New shingles (2012), whole house water softener & RO water filter system // Newer sewer line in 2012// (id:6769)

Family room 3.39 m X 8.76 m

Bedroom 3 3.17 m X 3.55 m

Bedroom 4 3.13 m X 3.66 m

Laundry room 5.65 m X 3.16 m

Living room 6.87 m X 5.05 m

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 3.78 m X 5.07 m

Bedroom 2 3.33 m X 2.88 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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

RE/MAX ELITE

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