



## Edmonton Alberta

\$600,000

STUNNING Avi 2 Storey on a QUIET street in Griesbach! Great curb appeal w/ TRIPLE DORMER windows on the top floor to bring in the NATURAL light! The front entry porch is UNIQUE, bright & SPACIOUS. Engineered HARDWOOD greets you & is found throughout the main. A den/formal dining room overlooks the front street; the 2 piece bath will please guests; the bonus WALK-IN COAT CLOSET is handy! Cook in the large ISLAND KITCHEN w/ raised BREAKFAST BAR, WHITE cabinets & contrasting back splash TILE & GRANITE counters. Eat in the dining area overlooking the rear yard; the adjoining family room w/ gas FIREPLACE is perfect for entertaining! MAIN FLOOR LAUNDRY is found off the SEPARATED rear entry, very convenient! Upper floor has a BONUS ROOM w/ 2 dormers, a full 4 piece bathroom to service the 2 bedrooms. Primary suite is large, has a walk-in closet & a 5 piece ensuite w/ a raised DOUBLE VANITY. FULLY FENCED yard to play in & a DOUBLE DETACHED GARAGE to keep the cars cozy! See it you'll LOVE this place! (id:6769)

Living room 5.18 m X 4.92 m

Dining room 3.05 m X 1.72 m

Kitchen 3.04 m X 4.92 m

Family room 3.85 m X 5.07 m

Laundry room 2.68 m X 1.72 m

Storage 1.4 m X 1.64 m

Primary Bedroom 4.32 m X 4.92 m

Bedroom 2 3.9 m X 3.15 m

Bedroom 3 3.87 m X 3.47 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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