



## Edmonton Alberta

\$520,000

Completely renovated home with impeccable finishes! The open concept living room, dining room and kitchen is well designed and is suited for large or small gatherings. Kitchen reno includes soft close cabinets, backsplash, stainless appliances, under cabinet lighting, quartz countertops, recessed lighting, composite tile flooring. 3 generous bedrooms and a 5 piece bathroom complete this level. Downstairs you'll find a 4th bedroom, huge rec room, utility, storage and laundry plus an elegant 4 piece bathroom. Improvements include triple pane windows, baseboards, interior doors, trim, sculptured ceilings, fence, laminate on the lower, gas fireplace, furnace & hwt., 100 amp service & panel, hot tub rough in. The backyard orchard includes raspberries, Haskap and an apple tree framing a cute stone patio. Perennial beds throughout front and backyard. Sewer line replaced 2008. Single garage with EV 30 amp rough in, newer garage door & opener, dble. concrete garage pad. Walkable to LRT station & shopping. (id:6769)

Bedroom 5 3.66 m X 4.59 m

Laundry room 2.53 m X 2.74 m

Recreation room 6.31 m X 4.46 m

Utility room 4.76 m X 2.72 m

Utility room 0.74 m X 0.97 m

Living room 6.27 m X 3.89 m

Dining room 2.93 m X 2.89 m

Kitchen 3.14 m X 5.64 m

Primary Bedroom 4.01 m X 3.56 m

Bedroom 2 2.71 m X 3.01 m

Bedroom 3 3.26 m X 2.55 m

Listing Presented By:



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