



## Edmonton Alberta

\$564,900

Beautifully charming in a prime location! Steps to Ada Blvd, Kinnaird Park, and the expansive river valley system, this gorgeous 1725 sq ft home has 4 BEDROOMS ABOVE GRADE and 2.5 baths. Bathed in natural light, the open concept main floor boasts a chef's kitchen featuring GRANITE counters, an abundance of cabinetry, double wall ovens, gas range, coffee nook, and a homework/office station! A powder room, breakfast nook and bedroom/den with dbl glass doors complete the main floor. The upper level has a king size primary bedroom with dbl closets, 2 large bedrooms and a 4 pc bath. The bsmt is complete with a SECOND KITCHEN, full bath, rec room, and den (requires egress window to be a bedroom). With hardwood throughout the main and upper floor, newer hi-eff furnace and HWT, fresh paint, a huge back porch and an OVERSIZED DOUBLE GARAGE, this home is full of fantastic features! Enjoy the proximity to downtown, schools, entertainment facilities and nature at your doorstep. Great Airbnb potential too! (id:6769)

Den 3.23 m X 2.56 m

Second Kitchen 3.07 m X 3.09 m

Recreation room 4.36 m X 2.26 m

Living room 4.53 m X 3.12 m

Dining room 3.84 m X 2.97 m

Kitchen 4.78 m X 3.93 m

Bedroom 4 3.28 m X 3.39 m

Primary Bedroom 3.65 m X 4.48 m

Bedroom 2 3.16 m X 3.87 m

Bedroom 3 3.14 m X 3.83 m

Listing Presented By:



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