



## Edmonton Alberta

\$735,000

Set on a massive 625 sqm lot on a quiet Holyrood street, this is the kind of home a growing family settles into for the long haul. Nearly 2300 sq ft above grade, extensively renovated, 4 bed + den & 3 bath, and ready to move right in. Step through the foyer and the open main floor opens up around you, gorgeous hardwood underfoot, a spacious living room, and a kitchen built for real life w/ granite counters, S/S appliances & an island made for a crowd. Off the back sits a bright bonus/family room, and French doors off the dining room lead out to a 2-tier deck w/ hot tub. Upstairs, the huge primary comes w/ its own private balcony & an ensuite w/ double sinks & rain shower. The main bath holds its own too, a separate shower, freestanding tub & a laundry chute. Downstairs is partly finished and waiting for your plans, w/ a high-eff furnace, 50 gal HWT & 100 amp panel. Outside, a single attached & newer double detached garage. Minutes to downtown, Campus St. Jean, transit, schools & parks. Don't miss it. (id:6769)

Storage 3.44 m X 3.04 m  
 Utility room 3.44 m X 3.04 m  
 Recreation room 7.43 m X 3.33 m  
 Living room 6.5 m X 3.64 m  
 Dining room 3.14 m X 3.12 m  
 Kitchen 3.91 m X 3.12 m  
 Family room 6.95 m X 4.26 m

Den 3.9 m X 2.39 m  
 Mud room 3.45 m X 3.35 m  
 Primary Bedroom 6.27 m X 3.91 m  
 Bedroom 2 4.14 m X 3.12 m  
 Bedroom 3 3.91 m X 3.23 m  
 Bedroom 4 3.14 m X 2.62 m

Listing Presented By:



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