



Edmonton Alberta

\$589,900

Welcome to one of Edmonton's most desirable & family-friendly communities--Patricia Heights! This meticulously cared-for 4-bdrm, 2.5-bath, 4-level split offers over 2,500 sq.ft. of warm, functional living space in a quiet, mature neighborhood known for its top-rated schools, scenic ravine access, & strong sense of community. Step inside to gleaming hardwood floors & a bright, spacious living & dining area perfect for gatherings. The sun-filled kitchen offers ample cabinetry, generous counter space, & large window overlooking the lush backyard. On the lower level, a flexible family rm opens directly onto a stunning, park-like yard--ideal for outdoor entertaining. Upstairs, the spacious primary features a walk-in closet, w/ 2 add'l bdrms & 4-PC bath. The finished bsmt includes a cozy rec rm w/ wood F/P, 4th bdrm, playroom & 3 PC bath. Many upgrades thru-out the years including roof (2022), HWT (2022) & fresh paint! Impeccably maintained, this home is a rare find in a coveted location - don't miss your chance! (id:6769)

Bedroom 4 3.28 m X 2.26 m

Recreation room 5.78 m X 3.84 m

Playroom 2.84 m X 2.76 m

Laundry room 3.13 m X 1.81 m

Living room 6 m X 4.06 m

Dining room 3.61 m X 2.71 m

Kitchen 4.12 m X 3.46 m

Primary Bedroom 4.24 m X 3.46 m

Bedroom 2 3.63 m X 2.67 m

Bedroom 3 3.62 m X 2.95 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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