



Edmonton Alberta

\$514,900

DESIRABLE NEIGHBOURHOOD! CLOSE TO RIVER VALLEY & TRAILS! This renovated 3 level split is situated on a quiet tree lined street in Patricia Heights. The functional open concept floor plan is perfect for living & entertaining. Modern kitchen has plenty of cabinetry including pot & pan drawers, massive 8ft island w/seating, expansive granite counters, sleek stainless appliances & a window overlooking the beautifully landscaped backyard. Upstairs offers 3 bedrooms including the primary with 2pce ensuite. Finished basement has a spacious family room w/large windows, a cozy fireplace mounted on a unique feature wall, dedicated laundry room & tons of storage. Enjoy the sunny west facing backyard w/new fencing, a stamped concrete patio, gazebo, stone pizza oven, firepit area & mature plants & trees. Upgrades include windows, shingles, plumbing & electrical. Walking distance to schools, parks & Edmonton's majestic river valley. Quick access to Downtown & UofA. This is a place you will be proud to call home! (id:6769)

Family room 5.17 m X 5.05 m

Laundry room 5.17 m X 2.88 m

Living room 4.9 m X 4.1 m

Dining room 3.07 m X 2.62 m

Kitchen 4.12 m X 3.66 m

Primary Bedroom 3.73 m X 3.37 m

Bedroom 2 4.69 m X 2.44 m

Bedroom 3 2.92 m X 2.83 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://deanandosmond.com/>



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