



## Edmonton Alberta

\$598,716

Beautifully maintained modern/contemporary home Blatchford is an end unit with 3 bedrooms and 2.5 bathrooms. Main floor features include 9 ft ceilings island in the kitchen and quartz counter tops. Stainless steel appliances and a stand up pantry with rear eating area overlooking the back yard. Open tread staircase with glass railing add to the openness and natural light, leading to the 2nd level with 2 bedrooms both with walk in closets and a full 5 piece bathroom and full laundry room. 3rd level with a nice large owners suite retreat with full walk in closet and 4 piece ensuite. Just off the owners suite is a 140 sq ft private enclosed rooftop patio. Garage , landscaping, fencing and appliances are all included. Home is geo thermally heated and cooled, no natural gas and a lower carbon footprint, roof is solar panel ready. Convenient walking distance all amenities: NAIT, Misericordia Hospital, Kingsway Mall, Superstore, Canadian Tire and more and the LRT expansion, mere minutes to Ice District downtown. (id:6769)

Living room 4.52 m X 3.86 m

Dining room 2.95 m X 2.94 m

Kitchen 4.62 m X 3.66 m

Primary Bedroom 5.14 m X 3.37 m

Bedroom 2 3.47 m X 3.48 m

Bedroom 3 3.05 m X 3.23 m

Listing Presented By:



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RE/MAX River City

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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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