



## Edmonton Alberta

\$598,800

Welcome to the award winning energy efficient Blatchford community, introducing you to this custom built 3 Storey featuring rooftop patio, fully fenced and landscaped yard with double detached garage. 3 large bedrooms with the master on the 3rd level with Full 4 piece ensuite and massive walk in closet. 2nd level has laundry room; bedrooms 2 and 3 also have full ensuites. 9 ft ceilings on the main floor. Galley kitchen with custom cabinets, coffee station and prep island. Quartz counter tops and all high end smart Stainless appliances, and handy side by side pantry. Custom iron railings, vinyl plank floor on the main floor geothermally heated and cooled with smart room thermostats. Location is close to NAIT, Royal Alex hospital and the ICE District and walking distance to the Brand new LRT train station! (id:6769)

Living room 4.33 m X 4.99 m

Dining room 3.55 m X 4.14 m

Kitchen 3.85 m X 4.03 m

Primary Bedroom 3.14 m X 4.38 m

Bedroom 2 3.41 m X 4.23 m

Bedroom 3 3.16 m X 4.23 m

Laundry room 1.55 m X 2.87 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://samireland.edmontonhomesforsaleremaxrivercity.ca/>

**RE/MAX ELITE**

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