



## Edmonton Alberta

\$935,000

In the heart of Holyrood -- an exceptionally rare opportunity offering nearly 2,400 sq ft above grade PLUS a fully finished basement, a size seldom found in this highly sought-after central neighbourhood. Even more uncommon is the ATTACHED GARAGE! The spacious main floor offers multiple living areas including a bright family room, formal living and dining spaces, large kitchen with breakfast nook, main floor laundry, and convenient 2-pc bath. Upstairs you'll find an impressive FOUR bedrooms including a generous primary suite with walk-in closet and ensuite, plus a full bath for the additional bedrooms -- an ideal layout for growing families. The finished basement with 9FT CEILING adds even more versatility with rec room, bedroom, bath and storage. IMMACULATE CONDITION INSIDE AND OUT with gas fireplaces and TRIPLE PANE WINDOWS (2015). Incredible location with Mature tree-lined streets, steps to schools, parks, river valley access, LRT and minutes to downtown. (id:6769)

Recreation room 8.73 m X 7.8 m

Utility room 2.48 m X 2.25 m

Workshop 3.68 m X 4.14 m

Living room 3.94 m X 4.78 m

Dining room 3.94 m X 3.25 m

Kitchen 3.94 m X 3.02 m

Family room 5.37 m X 4.22 m

Laundry room 2.18 m X 2.3 m

Breakfast 3.17 m X 3.58 m

Office 3.42 m X 3.82 m

Primary Bedroom 3.94 m X 5.37 m

Bedroom 2 3.36 m X 3.39 m

Bedroom 3 4.77 m X 3.99 m

Bedroom 4 3.25 m X 3.41 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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