



## Edmonton Alberta

\$590,000

Welcome to this stunning, meticulously maintained 1999 custom-built 2-storey home in the sought-after community of Belle Rive, offering over 3,100 sq. ft. of thoughtfully designed living space, including an almost finished basement and a rare triple car garage. Set on a landscaped lot with a generous backyard, it's perfect for enjoying the outdoors. Inside, abundant natural light fills the open-concept main floor, which features a kitchen & living room, a well-sized den/office, main floor laundry, walk-through pantry, and a convenient half bath. Upstairs offers three large bedrooms, including a primary suite with a 5 pc ensuite, and a second full bath. The basement includes a huge rec room with a unique feature wall combining built-in shelving and an electric fireplace, an open area with potential for a bedroom, and rough-in plumbing for a future bar and bathroom. Notable updates include furnace (2024), A/C (approx. 6 yrs), and HWT (approx. 8 yrs). Ideally located near parks, schools, and all amenities. (id:6769)

Family room 7.29 m X 10.3 m

Utility room 4.31 m X 1.65 m

Recreation room 4.18 m X 5.51 m

Living room 5.22 m X 6.68 m

Dining room 2.12 m X 3.66 m

Kitchen 4.01 m X 3.96 m

Office 4.29 m X 3.7 m

Other 3.79 m X 1.85 m

Laundry room 2.92 m X 2.49 m

Primary Bedroom 4.37 m X 4.06 m

Bedroom 2 3.54 m X 3.48 m

Bedroom 3 3.05 m X 3.45 m

Other 1.7 m X 3.39 m

Listing Presented By:



Originally Listed by:  
Real Broker



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