



## Edmonton Alberta

\$1,149,000

Located in the sought-after area of Laurier Heights, this spacious 2-storey home with high-end finishings offers a flexible floor plan to accommodate the varying needs of different families. The side entrance allows for potential future development of a basement suite. With 10' ceilings on the main floor, a den that can function as a primary bedroom with ensuite, and a large kitchen & open living area, there is ample space for family gatherings. Upstairs features a bonus room, primary bedroom with ensuite & walk-in closet, two spacious bedrooms with jack & jill bathroom, and convenient laundry. Large triple pane windows throughout & 9' ceilings on the upper & basement level make this home airy & bright. The west-facing yard and deck are complemented by a double detached 24x24 garage. This exceptional neighbourhood boasts parks and walkways plus easy access to major routes. (id:6769)

Living room 5.46 m X 4.55 m  
Dining room 2.87 m X 3.66 m  
Kitchen 4.32 m X 3.66 m  
Bedroom 2 3.78 m X 3.57 m  
Family room 3.68 m X 4.17 m

Primary Bedroom 4.32 m X 4.25 m  
Bedroom 3 3.02 m X 3.95 m  
Bedroom 4 3.15 m X 3.95 m  
Laundry room 1.77 m X 2.52 m

Listing Presented By:



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