



## Edmonton Alberta

\$434,900

AMAZING LOCATION WITH SOUTH EAST FACING BACK YARD! WELCOME TO ONE OF SOUTH EDMONTON'S BEST; #9, 3003-34 AVE! THIS INCREDIBLE 2 STORY HAS 1476 SQ FT OF LIVING SPACE, 3 BEDROOMS, 3 BATHS, AND A LARGE ATTACHED DOUBLE GARAGE. THE KITCHEN IS OPEN CONCEPT WITH MAPLE CABINETRY, GRANITE COUNTERTOPS, EATING BAR STYLE ISLAND, SLATE FLOORS, AND MOSAIC TILE BACKSPLASH. SPACIOUS DINING AREA BORDERS KITCHEN WITH EXTERIOR DECK ACCESS. MAIN FLOOR LIVING AREA HAS A MANTLE STYLE GAS FIREPLACE AND IS PERFECT FOR RELAXING OR ENTERTAINING. MAIN FLOOR ALSO HAS A HALF BATHROOM WITH PEDESTAL SINK, GARAGE MUDROOM AND SPACIOUS FRONT ENTRANCE. UPPER LEVEL HAS A KING-SIZED PRIMARY BEDROOM. ENSUITE IS A 4-PIECE WITH A LARGE VANITY, JETTED CORNER TUB, SEPARATE SHOWER, AND A LARGE WALK-IN CLOSET. UPPER LEVEL ALSO HAS 2 ADDITIONAL BEDROOMS, LAUNDRY ROOM, AND AN ADDITIONAL FULL BATHROOM. PROPERTY HAS AN INSULATED DOUBLE ATTACHED GARAGE (18X20). BASEMENT IS UNFINISHED. HOME HAS CENTRAL AC AND IS CENTRALLY LOCATED. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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**RE/MAX River City**

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