



## Edmonton Alberta

\$572,500

Welcome to this beautifully upgraded home in the sought-after community of Holyrood. Located just minutes from the river valley, downtown, and top-rated schools, offering the perfect blend of community, convenience, and charm. | Pride of ownership is evident in continued high-value upgrades! Ask for a complete list! | Upstairs offers a bright, open-concept kitchen, living, and dining areas - creating a welcoming space perfect for family and friends. Massive primary suite with private bathroom, 2 more spacious bedrooms, and 1 bath complete the main floor, providing comfort and functionality for everyday living. The fully renovated lower level boasts an in-law suite with a modern kitchen, 2 beds, 1 bath, egress windows, a cozy living room, and roughed-in laundry. Ideal for extended family, guests, or added flexibility. Step outside to a massive, landscaped yard designed for relaxation and entertaining with new concrete work, deck, privacy fencing, and two patio areas - your own private retreat in the city! (id:6769)

Bedroom 4 8'3" x 10'11"

Bedroom 5 15'9" x 8'6"

Living room 19'3" x 12'11"

Dining room 12'5" x 10'4"

Kitchen 15'8" x 12'8"

Primary Bedroom 11'7" x 23'

Bedroom 2 8' x 12'10"

Bedroom 3 9'3" x 9'1"

Listing Presented By:



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<https://jeffreylehoux.exp Realty.com/>



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