



## Edmonton Alberta

\$799,000

BACKING ONTO MILL CREEK RAVINE + 2 BEDROOM LEGAL BASEMENT SUITE! This beautifully designed 1800+ SqFt home blends comfort, style, & walkable living. Featuring 3+2 bedrooms, 3.5 baths, a main floor DEN, stainless steel appliances, quartz counters, pantry, electric fireplace, AIR-CONDITIONING, Hot water on demand, and so much more! The main floor offers a bright open layout with a front den, stylish kitchen, spacious living room with fireplace, and patio doors leading to a composite deck and low-maintenance yard + DOUBLE GARAGE. Upstairs features the massive primary suite with dual sinks and his & her closets, plus 2 spacious bedrooms and UPPER LAUNDRY. The LEGAL 2 bedroom basement suite with SIDE ENTRANCE and separate laundry is perfect for guests, family, or added income. + shared utility/storage room with 2 furnaces, HRV, and Hot Water on Demand. All this just steps to Mill Creek Ravine and minutes to Whyte Ave, schools, cafes, restaurants, breweries, shops & transit. (id:6769)

Bedroom 4 2.73 m X 4.13 m

Bedroom 5 2.64 m X 3.02 m

Second Kitchen 3.45 m X 3.75 m

Living room 4.86 m X 3.4 m

Dining room 4.86 m X 2.36 m

Kitchen 3.64 m X 4.58 m

Den 3 m X 3.02 m

Primary Bedroom 4.87 m X 5.19 m

Bedroom 2 3.66 m X 3.03 m

Bedroom 3 2.57 m X 3.8 m

Laundry room 1.67 m X 2.67 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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