



## Edmonton Alberta

\$775,000

Tree-lined streets, the Millcreek Ravine around the corner, & yes, a real ensuite. Visit the REALTOR'S website for more information. Quartz countertops & black stainless appliances under layered lighting set the atmosphere, with a gas cooktop & raised wall oven that give people a reason to gather. The school path is worth moving for: Hazeldean Elementary, Allendale Jr. High, Strathcona High School, & a short distance to the University of Alberta. The upper floor is the family level, anchored by a primary bedroom with a five-piece ensuite you can unwind in. The lower level has a developed family room & extra storage with a roughed in bathroom & space to include a fourth bedroom. Are your friends meeting here before you Uber to Julio's Barrio & the Fringe Festival this summer? With a double garage, a fenced yard & a deck you're ready for BBQ season. High efficiency furnace, Electric Fireplace & Central Air. Whether it's iced cappuccinos or cafe latte weather you've got your climate under control. (id:6769)

Family room 4.72 m X 8.55 m  
Utility room 4.74 m X 6.7 m  
Living room 5.07 m X 5.28 m  
Dining room 5.08 m X 2.27 m  
Kitchen 5.06 m X 5.28 m

Primary Bedroom 5.1 m X 3.23 m  
Bedroom 2 3.47 m X 3.72 m  
Bedroom 3 3.39 m X 3.02 m  
Laundry room 2.81 m X 1.71 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.hackandco.com/>



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