



Edmonton Alberta

\$495,000

RARE, WALK OUT Bi-level w/ 2 KITCHENS! ALSO BACKING a LARGE PARK & GREEN SPACE in Eaux Claires! Inside you are welcomed to a BRIGHT, open foyer w/access to the DOUBLE ATTACHED GARAGE & finished WALKOUT basement. Upper floor has a LARGE bedroom, full bath & LAUNDRY ROOM w/a DEN, very convenient! Cook in the bright, WHITE ISLAND KITCHEN (has a solar tube) adjacent to the ample EAT IN NOOK; a FORMAL DINING & living room has a VAULTED CEILING & corner gas FIREPLACE to keep you COZY in winter. A lovely addition is the 4 SEASON SUNROOM, surrounded by GLASS WALLS, enjoy morning coffee or an evening chat. Base-Mint! Finished by the builder it has 2 SEPARATE ENTRANCES & 1 semi PRIVATE ENTRY all leading to a custom wine storage wall, 2 bedrooms, U-SHAPED SECOND KITCHEN, & living room, SEPARATE LAUNDRY & a full bath; it is in like new condition w/a Mediterranean theme. Furnace & H2O tanks are just a few years old. A COVERED PATIO leads to an English styled GARDEN, fully FENCED and a VISUAL TREAT by any standard! (id:6769)

Bedroom 3 3.5 m X 2.79 m
Bedroom 4 2.42 m X 3.21 m
Second Kitchen 3.51 m X 3.98 m
Utility room 2.17 m X 1.17 m
Living room 4.05 m X 3.84 m
Dining room 3.04 m X 4.39 m

Kitchen 3.23 m X 4.39 m
Bedroom 2 2.85 m X 3.44 m
Laundry room 2.99 m X 2.58 m
Sunroom 3.47 m X 3.77 m
Primary Bedroom 4.7 m X 3.58 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

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



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