



Edmonton Alberta

\$675,000

Imagine a FULLY RENOVATED 1.5-storey ECO-FRIENDLY home nestled in the sought-after neighbourhood of RITCHIE just 1 block from MILL CREEK SCHOOL—exuding timeless charm with new-age efficiency & comfort. This wonderful 1209 sq. ft home offers a complete upgrade focused on efficiency, economy & comfort. Exterior upgrades include a new PTW found., Rockwool insulation throughout, siding, roof, soffits, eaves & fascia, and vinyl windows. The entire interior has been redone—the M/F offering a spacious kitchen w/ SS appl., polished soapstone c-tops & large island, primary bedroom, 4-pce bath, and laundry area. The upper floor boasts 2 more bedrooms, each with its own 2-pce ensuite & WI closet. The FF basement features a rec room, in-law suite, 4th bedroom, 3-pce bath, 2nd laundry area, and all-new mechanicals incl. 200-amp service & elec. furnace so quiet you can barely hear it in the next room. Close to U of A, Whyte Ave, Mill Creek, great schools and public transportation. Location, lifestyle & livability! (id:6769)

Bedroom 4 2.49 m X 4.21 m

Utility room 3.02 m X 1.33 m

Recreation room 2.51 m X 4.96 m

Second Kitchen 2.49 m X 4.66 m

Laundry room 1.54 m X 3.19 m

Living room 4.61 m X 2.95 m

Dining room 3.1 m X 1.84 m

Kitchen 2.85 m X 5.41 m

Family room 3.1 m X 3.52 m

Primary Bedroom 2.95 m X 4.76 m

Bedroom 2 2.93 m X 3.72 m

Bedroom 3 3.58 m X 3.75 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.thesoldsisters.ca/>



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