



## Edmonton Alberta

\$649,900

You do not want to miss this one; a large 2 storey, 5 bedroom, 4 bathroom home on a full sized lot. Built in 2014, this home is almost 2000 square feet and is situated on a massive 687m<sup>2</sup> lot (15.2x45.1m). Less than a 15 minute drive to downtown, conveniently located just 1 block from the community playground; as well as just a few blocks from Mackinnon Ravine, walking trails and future LRT stop. Walk into a wide open main floor with high ceilings and brand new luxury vinyl flooring plank throughout. Beautiful kitchen with two tone cabinets, granite counters, tiled backsplash & stainless steel appliances. Upstairs features 3 bedrooms including a primary bedroom with walk in closet and 5 piece ensuite. Basement is fully finished with large rec space, additional bedroom, 4 piece bathroom AND bonus side entrance with suite potential. Roof was also just replaced a few months ago and bonus A/C for those hot summer nights. Nothing left but to move in and enjoy! (id:6769)

Family room 10.65 m X 3.47 m

Bedroom 4 3.64 m X 2.93 m

Living room 4.87 m X 4.78 m

Dining room 4.79 m X 1.81 m

Kitchen 4.71 m X 3.48 m

Den 2.87 m X 2.78 m

Primary Bedroom 4.77 m X 4.2 m

Bedroom 2 3.79 m X 3.13 m

Bedroom 3 3.76 m X 3.65 m

Listing Presented By:



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



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