



## Edmonton Alberta

\$780,000

Prepare to be delighted by this 2000 sqft 4bd 4ba beauty in coveted Riverdale, just steps from the river and downtown! Featuring meaningful upgrades including: updated kitchen, roof, solar panels, triple pane windows, newer furnace and HWT and A/C! Welcome into the spacious foyer, and into kitchen featuring quartz countertops, butcher block island, pantry, induction stove. The spacious living room with gas fireplace overlooks the east-facing backyard. A den, and 2pc bath with stacked laundry complete the main floor. Upstairs offers a loft, 4pc bath, and 3 bedrooms including a huge primary with walk-in closet and 4pc ensuite. The finished basement is a showstopper with flexible studio/rec space plus a media room/ 4th bedroom with cork flooring, gas fireplace, and spa-inspired ensuite with steam shower and in-floor heating. Enjoy sunrise coffee on the deck and summer evenings on the patio with built-in BBQ. Double garage with L2 charger. Unbeatable central location with the best neighbors. Welcome Home! (id:6769)

Bedroom 4 4.55 m X 5.4 m  
Recreation room 5.82 m X 7.84 m  
Utility room 2.93 m X 3.03 m  
Living room 5.14 m X 4.69 m  
Dining room 3.65 m X 3.72 m  
Kitchen 3.36 m X 4.6 m

Den 3.34 m X 3.01 m  
Family room 2.73 m X 3.2 m  
Primary Bedroom 3.82 m X 5.48 m  
Bedroom 2 3.56 m X 3.02 m  
Bedroom 3 3.56 m X 3.04 m

Listing Presented By:



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Rimrock Real Estate

<https://www.rossellatrulli.com/>



**RE/MAX River City**

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