



Edmonton Alberta

\$474,900

Meticulously renovated & maintained in Gold Bar with a focus on modern design, functionality & energy efficiency BACKING THE RAVINE! Features 1,046 SF with 2 bedrooms up & 1 down + 2 full baths, fully fin basement (2x6 walls) & O/S garage - 20'6x27'6 + RV parking. The Primary bdrm offers a built-in closet unit, while a flex room down the hall can serve as a 3rd bdrm, office, or keep as mud room/storage area. The open living room plan carries into the kitchen where you will find a large solid surface island, open shelf storage & chef quality appliances. Many thoughtful updates have been completed to achieve a chic & minimalist feel to this home. Updates Incl.; Hardie Board siding with added 2 foam insulation, 30 yr shingles (2012), new windows (West side are triple pane Low-E), new plumbing/electrical, HE furnace (2023), whole home surge protector, LVP flooring (2022) & fresh paint. Garage insulation - walls R20 & attic R40, with interior finished in PVC interlocking panels. Concrete deck off kitchen. (id:6769)

Family room 3.83 m X 7.04 m

Bedroom 3 3.85 m X 3.01 m

Laundry room 1.78 m X 3.44 m

Recreation room 3.93 m X 6.65 m

Living room 3.86 m X 6.62 m

Kitchen 3.32 m X 4.32 m

Primary Bedroom 3.85 m X 3.29 m

Bedroom 2 3.34 m X 3.79 m

Listing Presented By:



Originally Listed by:
RE/MAX River City



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)
homes4u@corinneoneil.com