



## Edmonton Alberta

\$629,900

Located in desirable Holyrood, this home sits on a quiet tree-lined corner lot. This beautifully landscaped property features an oversized double detached garage with gas heat, extra parking, fenced yard, deck with BBQ gas line, and a hot tub area. Inside, the main floor has undergone a \$70K renovation (2020/2021), and includes new flooring, a stunning kitchen with ample storage and stainless steel appliances, two gas fireplaces, and a dining room addition. Handy toe-kick vacuum adds convenience. The main floor offers 3 spacious bedrooms and a large 4-pc bath. The basement was renovated in 2015 and includes a grandfathered legal suite with rec space, second kitchen, 3-pc bath, bedroom, and a large utility room. Situated in an exceptional location - this property is steps to Strathearn Park, schools, playgrounds, Holyrood Community League, with quick access to downtown, the River Valley, Bonnie Doon Shopping Centre, and Capilano Mall. A perfect blend of updates, character, and location! (id:6769)

Bedroom 4 3.96 m X 3.17 m

Second Kitchen 3.68 m X 3.52 m

Recreation room 3.6 m X 9.18 m

Utility room 3.71 m X 6.27 m

Living room 4.17 m X 6.59 m

Dining room 3.02 m X 3.07 m

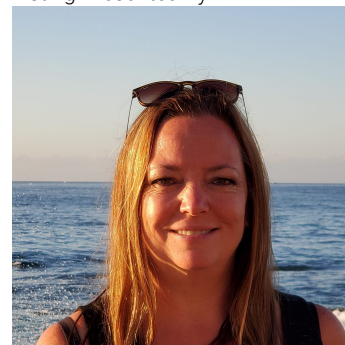
Kitchen 3.47 m X 3.63 m

Primary Bedroom 3.45 m X 4.01 m

Bedroom 2 3.07 m X 2.64 m

Bedroom 3 4.16 m X 2.66 m

Listing Presented By:



Originally Listed by:  
Real Broker

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