



11255 73 Avenue Edmonton AB

\$675,000

WALK TO U of A and UNIVERSITY HOSPITAL. Looking for an INVESTMENT PROPERTY or FAMILY HOME? Blending elegance and function, ideal for entertaining and your active lifestyle. \$130,000+ in UPGRADES/ MAINTENANCE SPENT OVER THE LAST 3 YEARS. This delightful home with 2000 sq ft of living space offers 4 bedrooms, large den, plus 2.5 baths. Enjoy the natural light in the show-stopping kitchen/dining area complete with timber arched ceiling and bank of windows, looking out to the south facing backyard. Main floor kitchen, dining, living room, formal dining room, full bath and den. Upstairs has two bedrooms with walk in closets. Downstairs was professionally developed 3 years ago and has 2 bedrooms, 1.5 baths, a common area and new windows. Lovely garden with gazebo encompasses a spacious deck and patio area. 2 Car Detached Garage. Currently rented for \$3,400/month. Future development can include infill or duplex. Roof: 2018.

Listing Presented By:



Originally Listed by:
MaxWell Polaris

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RE/MAX Elite

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