



## 13136 34 Street Edmonton AB

\$405,900

5 beds: 3 up, 2 down. Central A/C (2013). Open living rm, bright, vaulted ceilings, soft corners. Large kitchen w/new appliances (2018), peninsula, pantry & dining area. Upper deck w/gas BBQ hook up leads to fully fenced/landscaped yd w/1 aggregate patio & 1 concrete pad. Double OVERSIZED 24X24 detached garage w/220 wiring easily accessed via back alley. Primary bed has 2-piece ensuite & walk-in. 4-piece bath w/large linen closet on upper floor. Renovated lower lvl has 2 beds/3-piece bath/family rm/granite & brick/gas fireplace/washer/dryer and is soundproofed (finished w 2X6 construction, R20 insulation, 6ml certified poly & wired for surround sound 2013). New siding/flashing/roof vents/35 year shingles in 2013. New furnace motor & blower 2018. New HWT & black aluminum railing on front steps 2018. LRT, Costco, Rundle/Hermitage Park, skiing at Sunridge. 2 schools, sports fields & playgrounds 30 yds North. Kennedale Ravine 100 yds South. 1 block to South Clareview Community League & Belmont school.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

SarahKeatsRealtor@gmail.com  
<http://sarahkeats.remax.ca>

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)