



17071 46 Street Edmonton AB

\$589,900

STUNNING 2-storey on a CORNER PIE LOT, in a side CUL-DE-SAC, backing onto a walking trail, by Pacesetter in Cy Becker boasts over 2,000 sq ft. Main floor features 9 ft ceiling: private front foyer, den, 2-piece bath, living rm w/ 18 ft VAULTED CEILING, abundance of natural sunlight throughout. Open to your GOURMET KITCHEN: two tone cabinets, large island w/ over hang, backsplash, s/s appliances & large walkthrough pantry into separate mud room. Kitchen has patio access (w/ gas line). Upper level w/ King size Primary suite, walk-in closet, 5-piece ensuite - dual sink, tiled shower w/ bench & pocket door access to toilet. BONUS ROOM, additional 2 bedrooms, 5-piece bath & laundry rm. Unspoiled basement (rough in for bathroom). Double attached garage is insulated. ALL RECENT UPGRADES: Luxury vinyl plank main floor, baths & laundry (2023). Custom blinds (living rm uppers electronic w/ solar batteries), exterior front & back landscaping, vinyl fence, composite deck & A/C (2021). Rough in for solar panels.

Listing Presented By:



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Schmidt Realty Group Inc

tahnee@weselledmonton.com
<http://www.SchmidtRealtyGroup.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net