



## 320 17 Street Edmonton AB

\$1,750,000

Enjoy privacy while still easily accessing city conveniences! This 1839 +1676 sq ft bungalow with FULLY FINISHED basement is situated on 2.75 acres backing onto the lake with your own personal island and dock! The main level features the magnificent formal living rm with vaulted ceilings, stone fireplace and lake views. The gourmet kitchen features breakfast island, BRAND NEW SS appliances, custom lighting & dining nook overlooking the back yard & lake views. The master suite has a 3pce ensuite, walk in closet & huge windows overlooking the lake. 3 add bdrms, 4 pce bath, den, 2 pce bath & main floor laundry complete this level. The ff basement holds HUGE rec space, flex room, BRAND NEW 3 pce bathroom. Utilize your 36x28 custom shop with in floor heating, plus your double attached garage for convenience! Upgrades included new carpet, new appliances, newer countertops, new paint. This home is a gem that won't be seen again soon!

Listing Presented By:



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