



## 4814 188 Street Edmonton AB

\$498,800

Gorgeous 2-story home is 1787 sf (total living space is 2715 sf) Former showhome. It features 3 bedrooms upstairs & 1 in the basement, plus 3.5 baths. Enjoy the elegance of vaulted ceilings in the living & dining rooms. The kitchen is bright w/ an island & S/S appliances. Between the kitchen & family room sits a 3-sided fireplace with tile surround. A main floor den w/ double French doors adds versatility. Fully finished basement incl. a hot tub & exercise room. Modern comforts incl. central A/C, garage heater, tankless hot water, & an HRV system. Outside, a composite deck w/ glass railing, gazebo, & BBQ gas line offer outdoor entertainment options. Double attached garage & dog run add convenience. Updates include newer roof, interior paint, flooring (except tile), baseboards, doors, trim, & light fixtures. This home is located close to freeways, schools, playgrounds, & commercial amenities, incl grocery store, restaurants, & more. There are also walking & bike trails that are easy to get to and utilize.

Listing Presented By:



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