



## 531 PARDEE Bay Edmonton AB

\$610,000

Move in ready! One owner. 3100 SF of living space with finished basement. Newly reno'd 5 beds & 4 Baths. 2 Gas fire places. Main floor heat fan. Basement ceiling fan with auto heat activation. Cedar Roof redone in 2008 with 50 yr cedar shakes, 1 1/4" thick" x24" long. Walk out basement. Huge pie lot. Fire pit with paving stone deck. Hot tub. Water softener with RO filtered drinking water. New hot water tank. New kitchen appliances & Washer Dryer. New Furnace. New hardwood floors, 3/4" imperial walnut. New LVT flooring. Upgraded insulation in attic. Insulation house barrier between walls for bedrooms. Insulated main floor living room for sound barrier. Gas bbq lines on both upper and lower back decks. 8800 Sq Ft Lot. Gas line roughed in for garage. Garage currently heated by electric. Central vacuum with new motor. Alarm system. Custom silhouette blinds. New Telus fiber optics. Shaw fiber optics roughed in. Access to huge green space and near by golf course. Quiet cul-de-sac. AC. Oversized Garage.

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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