



## 7817 112 Street Edmonton AB

\$719,900

Perfect McKernan location! Welcome to this move-in ready and exceptionally bright home, a true gem nestled in a prime location just two blocks away from the LRT, McKernan school, parks, and the vibrant south end of the University of Alberta Campus. This property offers convenience and accessibility. Step inside to discover a captivating sitting room with cathedral ceilings, hardwood floors, a cozy fireplace, and remarkable floor-to-ceiling shelving. A large kitchen with granite counters, and a family room /office space with hardwood floors and barn door offer versatility. The main floor also features a large combination laundry and powder room for convenience. Upstairs, three bedrooms await, including spacious primary suite with a fireplace and luxurious ensuite. Additionally the lower level offers a double attached garage and a large bedroom/rec room with ensuite. There is abundant storage throughout the home. Enjoy the eco-friendly low maintenance garden with private fenced south yard.

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

patti@proctorteam.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

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