



Edmonton Alberta

\$404,800

DARE TO COMPARE! Investors or Professionals, this ONE has it all! You will appreciate over 1800 sqft of living space in this superior build. Reap the benefits of having 2 Kitchens, 2 Living Rms, 3 large BDRMS, 2 Laundry areas, 3.5 Baths and 3 Entrances! BRIGHT unit offers upgrades including Hardwood floors, Granite counters, Raised Maple Cabinets, Central A/C, Built in Vacuum, SS appliances, Acrylic Stucco, Stone Fencing and much more. You will appreciate the Open concept with a huge Living room with gas fireplace, upgraded kitchen, a generous Dinette area leading to your South facing Patio. Upstairs, there's not one but TWO Master suites, each with their very own Ensuities and Walk in Closets. The basement is completed with a rear entrance, Large Bdrm, full Bath, Living Rm, Laundry area & potential for 2nd FULL KITCHEN. NEW Hot Water Tank, Humidifier, Taps, Toilets and Furnace and Duct Work cleaned March 2025. FABULOUS LOCATION- Steps to Royal Alex. Hospital, Glenrose, NAIT, Shopping & so much more. (id:6769)

Family room 3.7 m X 3.08 m

Bedroom 3 3.58 m X 2.98 m

Second Kitchen 3.11 m X 2.65 m

Laundry room Measurements not available

Living room 4.38 m X 3.5 m

Dining room 3.2 m X 2.09 m

Kitchen 3.44 m X 3 m

Laundry room Measurements not available

Primary Bedroom 4.48 m X 3.5 m

Bedroom 2 3.83 m X 3.82 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

<http://www.espo.ca/>

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