



## Edmonton Alberta

\$641,800

Better than NEW- turn key. Quiet street steps to the park in a mature well located neighborhood. Modern open concept plan emphasizes comfort & lifestyle. 2300 sf ttl luxury living space. Sleek Chef's Kitchen opens to the living w/stone FP & dining area. S/S appliances incl quartz counters, gas range, wall oven & counter depth lacquer cabinetry. Quality epitomized, not your typical built 2 sty w/attention to detail & craftsmanship w/the best materials elevating this home's uniqueness. High ceilings incl 9' upstairs. Lots of natural light w/lots of O/S windows & warm, contemporary colors. Upstairs are 3 bedrooms, 2 baths incl a luxurious ensuite. Lower level one bedroom LEGAL suite is light & bright w/a gorgeous kitchen. Perfect for students, nanny or extended family. Quality finished landscaping incl artificial turf in the front, poured sidewalks & a 23x21 drywalled/insulated garage w/full driveway. Conveniently located to WEM, Downtown & the U of A. Air conditioned. Lots of services & shopping close by (id:6769)

Second Kitchen 3.41 m X 2.83 m

Bedroom 5 3.69 m X 3.69 m

Living room 6.49 m X 3.05 m

Dining room 3.29 m X 1.83 m

Kitchen 4.24 m X 2.62 m

Bedroom 4 3.44 m X 2.62 m

Primary Bedroom 4.3 m X 3.63 m

Bedroom 2 3.17 m X 2.77 m

Bedroom 3 3.2 m X 2.59 m

Laundry room 2.53 m X 1.52 m

Loft Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDP®). DDP® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.