



## Edmonton Alberta

\$599,800

MASSIVE 10,000+ SQFT PIE-SHAPED LOT IN SWEET GRASS BACKING THE PROVIDENCE CENTRE, this classic Spanish-inspired gem offers incredible potential in one of Edmonton's most sought-after locations. A grand living room with bay window flows into a formal dining room with mirrored coffered ceiling & tons of natural light. The bright white kitchen offers a second dining area & leads to a sunken living room with wood-burning fireplace & wet bar--perfect for entertaining. A bedroom, laundry, & 2-piece bath complete the main level. Upstairs features a spacious primary with walk-in closet & 3-piece ensuite, two more bedrooms, & a 4-piece bath. The partially finished basement includes a living area, 2 bdrms, & storage. The private backyard is a true oasis--lush, expansive, & lined with mature trees offering direct access to the greenbelt. Metal roof, an OVERSIZED double attached garage, and located in a quiet cul-de-sac near top schools, Derrick Golf Club, Southgate, and Whitemud. SOME PHOTOS ARE VIRTUALLY STAGED. (id:6769)

Bedroom 5 4.47 m X 4.07 m

Bedroom 6 3.98 m X 3.77 m

Recreation room 5.51 m X 4.07 m

Utility room 3.2 m X 3.77 m

Living room 5.21 m X 4.33 m

Dining room 4.11 m X 2.71 m

Kitchen 4.11 m X 2.83 m

Family room 5.39 m X 4.08 m

Bedroom 4 3.26 m X 2.99 m

Primary Bedroom 4.69 m X 4.45 m

Bedroom 2 3.57 m X 3.02 m

Bedroom 3 3.32 m X 3.08 m

Listing Presented By:



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