



# 11512 31 Avenue Edmonton AB

\$765,000

Large 2 Storey on a MASSIVE PIE lot w/ 5 UPPER FLOOR bedrooms! CHARMING curb appeal w/ EXQUISITE gardens in both front & rear. Large TILED entry way leads to the BRIGHT living room; adjacent is the FORMAL dining room perfect for dinner parties. HARDWOOD is found throughout most of the main floor. Cook in the stunning UPGRADED kitchen, tons of cabinets, tiled backsplash, EXOTIC contrasting STONE COUNTERS & beautiful appliances including DOUBLE OVENS, Jenn-Air cook top & wine fridge. A STONE FACED gas fireplace provides comfort in the COZY family room w/ DIRECT ACCESS to the deck. The reno'd 2 piece guest bath & LAUNDRY area finish off the main floor. Upstairs the master suite has a walk-in w/ CUSTOM CLOSET, storage and a 3 piece ensuite w/ DOUBLE SHOWER. A guest/kid friendly, LUXURY inspired 4 piece RENO'D bath will impress! Basement is FULLY finished w/ a REC ROOM & storage area. Mechanical is all upgraded! The DOUBLE ATTACHED garage, backyard OASIS & MORE! This home has it all! See it, you will LOVE it!

Listing Presented By:



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