



## Edmonton Alberta

\$679,900

Welcome to Callaghan, a beautiful family community! This 2-storey home has over 2510sqft, side entrance to the unfinished basement 4 beds, 3 baths, main floor office, Bonus Room, double attached garage, west facing backyard & more! Entering the home, you will love the open concept with hardwood & tile flooring & upgrades throughout. Continue on into the kitchen with a large island, pantry, granite counter tops, ample storage, dining area & breakfast bar. Open to the kitchen is the living room with a gas fireplace. The office, 4-piece bath & laundry completes the main floor. Upstairs the bonus room is perfect to relax in with your family! The primary suite offers a walk-in closet & ensuite (2 sinks), separate shower & soaker tub. Beds #2, #3 & #4 are all a good size & a 5-piece bath (2 sinks). Basement offers a separate entrance - endless potential for development. Close to schools, shopping & parks! Recent Upgrades: Painted throughout, New furnace, New carpet, Elegant chandelier & New washing machine! (id:6769)

Living room 4.94 m X 4.04 m

Dining room 3.87 m X 3.27 m

Kitchen 4.37 m X 3.55 m

Office 3.49 m x Measurements not available

Laundry room 1.89 m X 1.05 m

Primary Bedroom 5.05 m X 4.11 m

Bedroom 2 3.75 m X 3.02 m

Bedroom 3 3.75 m X 3.02 m

Bedroom 4 3.2 m X 2.97 m

Bonus Room 6.07 m X 4.16 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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