



## Edmonton Alberta

\$599,900

2 Title Lots - one yard!! This 2137 sq ft custom-built 2 Storey features 3 Bdrms, 3 Baths, newer high-performance Low-E windows & high efficiency central A/C. The main floor presents an abundance of natural light & a stunning vaulted ceiling in the L/R & formal D/R, you will also find a warm & cozy F/R, versatile kitchen w/under cabinet lighting, island, bright breakfast nook, Bdrm, laundry & 1/2 bath. The upper level boast a Kingsize Primary retreat with a 5PC Ensuite, additional Bdrm, 4 PC bath, complimented by a loft/den overlooking the main living space, perfect for a home office or quiet retreat. The basement offers 9' ceilings, oversized windows, & roughed-in plumbing, providing an excellent potential for future development. The double attached garage is drywalled, insulated and heated for your added convenience. Step outside just off the breakfast nook to experience your own private acreage within city limits due to a wider yard w/the purchased city public utility lot a total of 705.00 SqM!!! (id:6769)

Living room 5.2 m X 4.26 m  
Dining room 3.4 m X 2.73 m  
Kitchen 3.65 m X 3 m  
Family room 3.96 m X 3.35 m  
Bedroom 3 2.93 m X 2.94 m

Laundry room 1.87 m X 2.1 m  
Breakfast 3.54 m X 2.59 m  
Den 4.65 m X 2.64 m  
Primary Bedroom 4.31 m X 4.24 m  
Bedroom 2 3.7 m X 3.03 m

Listing Presented By:



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



**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

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

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