



## 16112 PATRICIA Drive Edmonton AB

\$704,900

Welcome to one of Edmonton's most sought-after neighbourhoods - Patricia Heights! Step into the refined beauty of this 1,500+ sq ft bungalow featuring 5 bedrooms, spacious kitchen with GRANITE countertops and STAINLESS STEEL appliances, pantry, and main floor laundry. Each level has its own cozy WOOD-BURNING fireplace! Discover your private wine cellar on the lower level - a perfect compliment to the wet bar setting the stage for many wonderful moments entertaining friends and family! The back yard features a poured concrete patio and a fire pit while the front of the home features a cozy front porch and the driveway has been updated with a new rubber pellet overlay retaining heat to keep winter snow at bay. Embrace nature as Patricia Ravine runs abeam Patricia Drive and the North Saskatchewan River is just minutes away. Located close to schools, a playground, the Misericordia Hospital, and West Edmonton Mall, location, function and luxury intertwine seamlessly making this the perfect family home!

Listing Presented By:



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