



Edmonton Alberta

\$699,000

Welcome to Patricia Heights, a quiet, desirable, family friendly community close to Patricia Ravine where you can enjoy nature walks & hiking in the forested trails of the river valley. This two storey is perfect for a young family, situated in the heart of the mature neighbourhood just across the street from Patricia Heights Elementary School, big park area & playground. The large fenced lot has a south facing back yard with gas BBQ hook up on the deck where you can entertain family & friends on summer evenings. Extensive renovations in recent years include an amazing kitchen with ceramic tile flooring, centre island, quartz counters, high end stainless steel appliances including induction stove & Bosch dishwasher. Engineered oak hardwood floors in the living room & family room & engineered acacia hardwood floors in the bedrooms upstairs. The three bathrooms have been beautifully renovated with a gorgeous ensuite with an oversize walk-in shower with blue tooth activated music. Enjoy the summer here! (id:6769)

Living room 4.39 m X 6.17 m

Dining room 3.903.14

Kitchen 4.22 m X 3.07 m

Family room 3.8 m X 5.88 m

Primary Bedroom 3.88 m X 3.8 m

Bedroom 2 2.79 m X 3.71 m

Bedroom 3 3.12 m X 3.8 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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



REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.