



## Edmonton Alberta

\$719,900

Located on a quiet crescent & BACKING GREENSPACE, this fully fin. 2 storey is sure to impress! Welcoming you w/ 9' ceilings, large entry & an open concept design. The living room features a gas FP and beautiful sun-filled windows. The dining area & kitchen host a large central island, modern finishes & a huge walk-through pantry leading to the mudroom. The mudroom features custom built-ins & access to an oversized double attached garage. Completing the main level is a 2pc bath. Upstairs you'll find a large bonus room, styled laundry area, a 4 pce bath & 3 good sized bedrooms incl. the Primary Suite w/ walk-in closet & bright 4 pce ensuite. The basement was professionally finished (2024), w/ a 4th bedroom, 3 pce bathroom, custom cabinetry built-ins & bar area in the family room & 2 storage rooms. Enjoy the professionally landscaped & private yard w/ beautiful stamped concrete patio, expanding all your entertaining needs! Notable features incl: A/C, and a prime Edmonton location w/ all walkable amenities! (id:6769)

Family room 5.09 m X 3.72 m

Bedroom 4 3.66 m X 3.35 m

Storage Measurements not available

Utility room Measurements not available

Living room 5.3 m X 3.75 m

Dining room 3.78 m X 2.93 m

Kitchen 3.87 m X 2.99 m

Mud room Measurements not available

Primary Bedroom 4.27 m X 3.23 m

Bedroom 2 3.54 m X 2.93 m

Bedroom 3 3.23 m X 2.93 m

Bonus Room 5.49 m X 3.55 m

Laundry room 1.95 m X 1.01 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**RE/MAX Elite**

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