



## Edmonton Alberta

\$294,900

What a delight! With great access in and out, quiet location, yet close to everything, this 5 level split unit in the La Privada complex is sure to please. Laminate flooring throughout, large entrance foyer leads up to the living room with a corner woodburning fireplace and patio doors out to the full-width deck. The country style kitchen is the focal point of the house, with plenty of cabinetry and an eating area big enough for most family gatherings. The laundry room/2-piece bath is just off the kitchen. Primary bedroom is just above, with vaulted ceilings, a generous walk-in closet and 3-piece en suite. Two more bedrooms are just above this both with a full wall of closets, plus the 4-piece main bath. Unfinished basement. Mechanicals were all replaced in the last 4 years, HE furnace, HWT and air conditioning unit. Single garage. Quick possession is available. IF you've been waiting, this might be the one. (id:6769)

Living room 3.79 m X 5.65 m

Kitchen 5.69 m X 3.31 m

Primary Bedroom 3.88 m X 3.28 m

Bedroom 2 2.95 m X 3.01 m

Bedroom 3 3.47 m X 2.54 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Professionals

  
*the place to be*

**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.