



Edmonton Alberta

\$620,000

This is the home you've been waiting for! Perfect layout, built-green options and room to grow. 2 storey home in Fraser with a MORTGAGE HELPER FULLY LEGAL 2 BDRM BASEMENT SUITE W SEPERATE SIDE ENTRANCE! Throughout youll find 9 ceilings. Flooring is PREMIUM hardwood & tile. The open floor plan, gorgeous kitchen with stainless steel appliances, large (triple pane) windows flood the home with light! Custom cabinets, quartz counters, soft close cabinets with 42 uppers and high end select lighting fixtures. Upstairs you will find the laundry, bonus room, your luxurious master bdrm with his and her ready areas in the 5-piece ensuite. 2 more good sized bdrms share a full bathroom. The basement boasts a FULLY LEGAL 2 BEDROOM SUITE! Energy efficient Built-Green options, include triple pain Low E and Argon filled windows, 2 stage high-efficiency furnace, Tankless Hot Water System, Active HRV system, Spray foam insulation, and R50 insulation in the attic. Close to schools, shopping and transit. Act Fast. (id:6769)

Bedroom 4 Measurements not available
 Bedroom 5 Measurements not available
 Living room 13'1" x 18'1"
 Dining room 11'10 x 12'8"
 Kitchen 12'7" x 14'3"
 Family room Measurements not available

Primary Bedroom 14'3" x 14'1"
 Bedroom 2 10'3" x 11'1"
 Bedroom 3 10'2" x 11'3"
 Bonus Room 11'11 x 12'11
 Laundry room 6'7" x 9'3"

Listing Presented By:



Originally Listed by:
 MaxWell Polaris

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

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