



## Edmonton Alberta

\$659,000

Welcome to a lovely spacious 3+1 Bedroom/central air-conditioned 2-storey family home in the desirable Granville community! Offering 2311 sq ft of well-designed living space, this home features a main floor den/bedroom, a spacious kitchen with an island featuring granite countertops, ample cupboard space with walk-through pantry, and an open-concept living and dining area for family get togethers or entertaining guests that flows to a backyard oasis with a gazebo (included). (Custom metal deck railing) and a yard filled with fruit trees including cherry and apple. Upstairs, you'll find brand new 60 oz carpet, a large bonus/family room, a small office nook, and 3 generously sized bedrooms. The primary suite is a true retreat with plenty of space and comfort 5 piece ensuite. This home is perfect for families looking for space, style, and a great location close to schools, parks, and amenities! Basement is open for development with 4 large windows. Gazebo & patio table & chairs included. (id:6769)

Living room 4.72 m X 4.1 m  
Dining room 3.5 m X 3.08 m  
Kitchen 4.12 m X 4.92 m  
Den 3.99 m X 3.04 m

Family room 5.48 m X 5.41 m  
Primary Bedroom 3.5 m X 5.3 m  
Bedroom 2 3.39 m X 3.25 m  
Bedroom 3 3.39 m X 3.53 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<https://weshenderson.agent.cbignite.ca/>

**RE/MAX Elite**

**RE/MAX ELITE**

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

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto: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.