



## 3631 33 Street Edmonton AB

\$689,000

Welcome to a one-of-a-kind home that offers a blend of luxury, comfort & investment potential. The oversized double garage has direct basement access, ideal for a potential suite, with a second furnace already installed. Enjoy year-round comfort with A/C, central vac, gas line for the deck & a 3-season room off the kitchen nook. The main floor features 16-foot ceilings in the living room, oak staircase, formal dining area, a bedroom/office, a 4-piece bathroom, a spacious kitchen, & family room with gas fireplace. A wet bar on both the main floor & basement enhances entertainment options. Upstairs, the master bedroom boasts a private balcony, walk-in closet & spa-like 5-piece ensuite. 2 large bedrooms share a full bathroom with dual sinks. The finished basement offers 2 bedrooms, 3-piece bathroom, an office, a recreation room & separate garage entrance. The yard has a large shed & apple trees, creating a serene outdoor escape. This home offers an exceptional lifestyle in sought after Wild Rose.

Listing Presented By:



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