



## Edmonton Alberta

\$749,900

Absolutely gorgeous family home located in the great community of Allard! This 2590+ sqft, FULLY FINISHED 2-storey is loaded with upgrades and will certainly impress. The main floor welcomes you with a very open floor plan, lavish kitchen w/s.s. appliances and granite counters, bright living area w/beautiful gas fireplace, and large dining area. Upstairs you will find the spacious primary suite complete w/5-pc ensuite and walk-in closet, 2 additional good sized bedrooms, additional 5-pc bath, laundry and huge bonus area. The FULLY FINISHED lower level offers an awesome rec area complete w/gorgeous bar, 4th bedroom, 3-pc bath and plenty of storage space. Outside you will enjoy the beautifully landscaped yard and large patio. Central A/C, garage heater, built-in speakers, irrigation system, and more! Located close to schools, shopping and other amenities. Completely turnkey family home in a vibrant community! (id:6769)

Family room 8.39 m X 6.41 m

Bedroom 4 4.41 m X 3.55 m

Living room 3.96 m X 5.18 m

Dining room 4.85 m X 3.25 m

Kitchen 3.75 m X 5.25 m

Primary Bedroom 5.18 m X 3.79 m

Bedroom 2 3.77 m X 3.05 m

Bedroom 3 3.52 m X 3.06 m

Bonus Room 6.39 m X 4.63 m

Laundry room 1.65 m X 2.26 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://ryanlauber.com/>

**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.