



## Edmonton Alberta

\$599,900

This beautifully maintained 2-storey home in Allard offers 2,466 sq. ft. of above-grade living space, featuring 9' ceilings, main floor hardwood floor, 3 bedrooms, 2.5 baths, and a double attached garage. The side of the front driveway also provides an additional parking space that can accommodate a long truck or trailer. As you enter, you're greeted by a spacious foyer leading to a bright living room, dining area, and flex room. The kitchen boasts SS appliances, granite countertops, a large center island, and a walk-through pantry. The formal dining room leads to the northwest-facing backyard and fancy deck. A den and a 2-pc bath complete the main floor. Upstairs, you'll find a bonus room, 3 spacious bedrooms, and a 4-pc shared bath, with the primary bedroom featuring two walk-in closets and a spa-like 5-pc ensuite. The unfinished basement offers endless possibilities for customization. Close to all amenities, 41 Ave SW and Calgary Trail. (id:6769)

Living room 4.42 \* 4.49

Dining room 3.40 \* 3.14

Kitchen 4.77 \* 3.14

Primary Bedroom 4.62 \* 4.03

Bedroom 2 3.61 \* 2.85

Bedroom 3 3.63 \* 2.85

Bonus Room 5.15 \* 5.57

Listing Presented By:



Originally Listed by:  
Century 21 Masters

**REMAX Elite**

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