



## Edmonton Alberta

\$475,000

Location, location, location! Welcome to this beautifully renovated 1,000 sq.ft. bi-level sitting on a generous corner lot in the heart of Minchau. No expense spared w/ modern finishes throughout, thoughtful upgrades & an oversized double garage. The bright & open main floor is flooded w/ natural light & features fresh paint, luxury vinyl plank flooring, stunning renovated kitchen & updated bathrooms. The spacious primary retreat includes a private 3pc ensuite, while a secondary bedroom & convenient 2pc bathroom complete the upper level. The basement is extremely functional & offers a large family room w/ cozy fireplace, stunning built ins, dedicated office/flex space, generous 3rd bedroom & full bathroom, perfect for guests, young families or those working from home. Stay cool all summer w/ central A/C & appreciate the extensive exterior upgrades including new concrete & fencing. Located just steps from schools, parks, public transportation, shopping, amenities & Ravine. Shows 10/10 Don't miss this one! (id:6769)

Den 4.06 m X 2.79 m

Bedroom 3 3.97 m X 3.84 m

Recreation room 4.02 m X 3.94 m

Laundry room Measurements not available

Storage Measurements not available

Living room 6.48 m X 4.76 m

Dining room 4.13 m X 2.33 m

Kitchen 3.16 m X 3.02 m

Primary Bedroom 5.75 m X 2.98 m

Bedroom 2 4.01 m X 3.14 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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**REMAX ELITE**

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