



## Edmonton Alberta

\$629,800

Gorgeous custom built 2 storey home located in Hodgson - Steps to Hodgson Park & Whitemud Ravine Trails! This upgraded home boasts 2,246 sqft, 3 bedrooms, 2.5 baths & an oversized double attached garage. Great curb appeal w/ extensive brick exterior. OPEN & BRIGHT with tons of natural light & BRAND NEW luxury vinyl plank flooring & FRESH paint throughout. Spacious foyer w/ a 17' high ceiling; Main floor flex room or office; Cozy living room has a gas fireplace overlooking the huge backyard w/ new SOD. Chef's kitchen boasts loads of maple cabinets, ample counter space, large center island, SS appliances & W/I Pantry. Upstairs has a HUGE bonus room w/ 10' ceiling; Primary bedroom boasts a sitting area, a 4 pc ensuite & a W/I closet & TWO more good sized bedrooms. BRAND NEW carpet; Brand new front/back landscaping. New hot water tank 2024). Walking distance to Terwillegar Heights shopping center and easy access to Terwillegar Rec Center, Whitemud & Anthony Henday. (id:6769)

Living room 3.99 m X 4.87 m

Dining room 1.8 m X 2.72 m

Kitchen 3.98 m X 5.19 m

Den 3.63 m X 4.9 m

Primary Bedroom 4.88 m X 5.19 m

Bedroom 2 3.49 m X 3.66 m

Bedroom 3 3.65 m X 2.88 m

Bonus Room 6.6 m X 5.83 m

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

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