



## Edmonton Alberta

\$649,500

Nestled in a peaceful Royal Gardens cul-de-sac, this extensively renovated residence sits on a huge pie-shaped lot. Rich hand-scraped acacia hardwood, classic wainscotting, white plantation shutters, & crown moldings create an inviting ambiance. At the heart of the home, the kitchen boasts white cabinetry, a B-I China cabinet, sleek granite counters, under-cabinet lighting, & cozy bench seating. Step outside to a massive beautifully landscaped yard complete w/a 2-tiered deck—ideal for weekend barbecues. The spacious 3rd-level FR features a stunning brick-faced fireplace, while the primary suite offers a private retreat w/recessed soft mood lighting. An oversized double detached garage w/alley access easily accommodates large vehicles. Unbeatably situated within walking distance to top-rated schools & Greenfield Shopping Centre, plus quick access to the U of A, Whitemud, & downtown, this air-conditioned turn-key property is a dream come true for active families & avid entertainers alike. (id:6769)

Family room 3.91 m X 6.29 m

Bedroom 4 3.29 m X 3.89 m

Recreation room 4 m X 6.36 m

Living room 4.55 m X 6.34 m

Dining room 3.56 m X 2.5 m

Kitchen 3.45 m X 2.88 m

Primary Bedroom 3.47 m X 3.79 m

Bedroom 2 3.04 m X 2.82 m

Bedroom 3 3.04 m X 2.79 m

Listing Presented By:



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**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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