



## Edmonton Alberta

\$599,950

Exceptional property in one of the most sought-after neighborhoods in the city! Starting with a large living room front Bow window facing the front yard. Sunken Family room, features gas fireplace and a bank of wall-high windows overlooking the backyard. Oak kitchen cabinets, sunshine ceiling and stainless-steel appliances. Upper level has 3 bedrooms, spacious Master bedroom, double closets and an ensuite bathroom. Direct access from backyard to 3rd level laundry, front loading washer/dryer and Rumpus room, perfect for relaxation, watching movies or romantic evenings by the wood-burning fireplace. On the same level, you will find a spa-like bathroom, corner bubble tub, a separate shower, and plenty of storage space. Basement level is fully finished, loaded with cabinets and countertops, perfect hobby space. Huge backyard, double heated garage and a brick patio perfect for entertaining. Upgrades include Central A/C, two furnaces and hot water tank. Great location with quick access to downtown. (id:6769)

Recreation room 7.07 m X 6.5 m

Utility room 1.69 m X 3.84 m

Great room 6.15 m X 3.72 m

Laundry room 2.62 m X 2.58 m

Living room 5.5 m X 4.7 m

Dining room 3.27 m X 3.43 m

Kitchen 3.88 m X 3.32 m

Family room 4.67 m X 8.54 m

Breakfast 2.51 m X 2.55 m

Primary Bedroom 3.69 m X 4.45 m

Bedroom 2 3.28 m X 4.14 m

Bedroom 3 3.13 m X 3.05 m

Listing Presented By:



Originally Listed by:  
Keystone Realty

<http://www.kubiczekteam.com/>

**REMAX Elite**  
*the place to be*

**REMAX ELITE**

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

Phone: 780-406-4000

Fax:

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.