



## Edmonton Alberta

\$700,000

Welcome to this spacious 2-storey home in desirable Albany with 2,649 sq. ft. of space, 9 ft. ceilings and an open-concept layout. The main floor features a bright living room with a stone gas fireplace, flowing into a spacious dining area and chef's kitchen with stainless steel appliances, large island with seating, walk-through pantry. A handy 2 pc bath completes the main level. Upstairs, you'll find 4 generous bedrooms, 2 full baths and a large bonus room—ideal for family movie nights, home gym or play space. The oversized primary suite includes a 5 pc ensuite with a soaker tub and walk-in closet. The fully finished basement features a living room, utility room, another bedroom and 4 pc bath, with potential to convert into a suite. Enjoy the fenced backyard with a deck and peaceful treed view. Double attached garage, brand new carpet upstairs, and fresh paint throughout. Close to schools, parks, transit and shopping—this is the perfect place to call home. (id:6769)

Bedroom 5 4.2 m X 4.57 m  
Living room 4.72 m X 4.78 m  
Dining room 4.12 m X 2.68 m  
Kitchen 4.12 m X 4.6 m  
Office 3.63 m X 2.7 m  
Mud room 2.31 m X 2.97 m

Primary Bedroom 4.3 m X 4.94 m  
Bedroom 2 3.26 m X 3.35 m  
Bedroom 3 3.83 m X 4.7 m  
Bedroom 4 3.69 m X 3.34 m  
Laundry room 3.26 m X 1.91 m

Listing Presented By:



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