



## Edmonton Alberta

\$680,000

PERFECT FAMILY HOME w MORTGAGE HELPER! This 6-bdrm 4 bth home offers approx 2,800 sq ft of total living space in South Edmonton & features 2-storey layout w a FINISHED WALKOUT BASEMENT, LEGAL 2-bdrm suite w separate entrance, heating & hot water. Certified Energy Savings home w triple pane windows, spray foam insulation, & new furnace & HWT. Main floor has 9' ceilings, a gas fireplace, & kitchen with granite counters, pantry, energized island, SS appliances, a 2-pc bath, & laundry rm. Upstairs offers NEW FLOORING, 4 bedroom, & a spacious open-concept den/family rm w 10'7" ceilings. The large primary bedroom includes a walk-in closet and 5-piece ensuite. Insulated double garage. Bright walkout basement suite features 8'3" ceilings, an open layout, full kitchen, separate laundry room, and a full bath. Enjoy sunsets from the deck overlooking a fenced yard, fruit trees, patio. Walking to lake parks, transit, Masjid, Gurdwara & Alhusaini Centre; minutes to shopping and schools. (id:6769)

Second Kitchen 2.17m x 3.66m

Bedroom 5 2.79m x 3.43m

Laundry room 1.85m x 1.37m

Bedroom 6 2.77m x 3.73m

Living room 5.64m x 3.65m

Dining room 2.24m x 3.97m

Kitchen 3.41m x 3.97m

Laundry room 2.57m x 2.51m

Family room 4.69m x 5.5m

Primary Bedroom 4.59m x 3.64m

Bedroom 2 3.59m x 2.61m

Bedroom 3 3.33m x 2.83m

Bedroom 4 2.74m x 3.89m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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

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