



## St. Albert Alberta

\$574,500

Welcome to Midtown by Averton, a premier community in St. Albert that redefines luxury living. This stunning 3-storey home features over \$175,000 in UPGRADES, ROOFTOP PATIO & the best views in the complex, making it truly BETTER THAN NEW. The thoughtfully designed layout features 2 spacious bedrooms, each w/luxurious ensuite & custom closets, a chef-inspired kitchen & elegant dining area. Premium upgrades throughout including a custom kitchen w/extra cabinetry, floating shelves, Professional Series KitchenAid appliance package, bar fridge & gas stove. Additional highlights: luxury vinyl plank flooring, whole-house soft water system, A/C, charcoal/UV light air filtration, living room TV niche w/ 75" linear f/p, Kohler fixtures & Hunter Douglas Silhouette blinds throughout. The dbl attached garage is fully finished with a POLYASPARTIC FLOOR, EV CHARGER & cabinetry. Enjoy a low-maintenance lifestyle. No more shoveling, grass cutting or exterior upkeep. For those that understand & appreciate highest quality (id:6769)

Living room 4.67 m X 3.07 m

Dining room 3.86 m X 2.22 m

Kitchen 4.45 m X 4.1 m

Primary Bedroom 3.55 m X 2.99 m

Bedroom 2 3.52 m X 3.77 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.briancyr.ca/>

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