



## Edmonton Alberta

\$700,000

Welcome to The Hills @ Charlesworth, 1 of Edmonton's most sought-after family communities focused on sustainability and lifestyle. Offering nearly 3,000 sq' of total living space, this home delivers exceptional value with a rare TRIPLE attached garage & a LEGAL 1-bedroom basement suite--perfect for extended family, guests, or added rental income. The main floor showcases a stunning chef's kitchen w/ granite countertops, gas range, industrial hood fan, pantry & premium appliances. The open-to-above living room features soaring 20' ceilings, oversized windows, gas fireplace & custom mantel. Upstairs offers a massive primary retreat with spa-inspired 5pc ensuite & 2 person jacuzzi, plus 2 additional bedrooms and a large bonus room. Loaded w/ upgrades including granite throughout, LED lighting, EV charger prep, solar readiness & security camera wiring. Enjoy a true family-friendly neighbourhood w/ playgrounds, skating ribbon, gardens, schools & a championship 9-hole disc golf course within walking distance. (id:6769)

Bedroom 4 3.13 m X 4.11 m

Recreation room 4.61 m X 5.11 m

Storage 2.28 m X 2.24 m

Living room 4.5 m X 4.35 m

Dining room 3.83 m X 3.06 m

Kitchen 3.96 m X 2.77 m

Laundry room 1.84 m X 1.95 m

Pantry 1.57 m X 1.98 m

Family room 4.33 m X 4.21 m

Primary Bedroom 4.36 m X 4.48 m

Bedroom 2 3.2 m X 3.36 m

Bedroom 3 3.83 m X 3.37 m

Bonus Room Measurements not available

Listing Presented By:



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