



Edmonton Alberta

\$875,000

LOCATION - Across from the RAVINE/walking trails! Executive half duplex BUNGALOW located in a quiet keyhole cul-de-sac located in the sought after MAGRATH HEIGHTS neighborhood. This open design has 3 bedrooms + a den, 3 bathrooms, 2 fire places & main floor laundry. This layout is perfect for those who entertain, kitchen is open to the living & dining area & includes granite counters, corner pantry, feature wall, lots of cupboards & a large island. Patio doors lead to a large no maintenance deck. Large primary bedroom has a fireplace, large walk in closet, soaker tub, 2 sinks & a large shower. The basement has two large bedrooms, family room, wet bar, a games area & storage room. Garage has metal cabinets sealed floor & drain. Built to GREENBUILT certification level & includes: HE furnace, HWT, tripleE glass, HRV, Extra insulation, LED lighting. This is not a condo association the 10 owners in the cul-de-sac are part of an HOA- They work together to reduce cost of lawn & snow removal approx \$126/mth. (id:6769)

Bedroom 2 3.75 m X 4.03 m

Bedroom 3 3.77 m X 4.5 m

Utility room 2.6 m X 4.55 m

Recreation room 9.44 m X 8.23 m

Living room 5.09 m X 6.25 m

Dining room 3.34 m X 3.48 m

Kitchen 4.17 m X 3.61 m

Den 2.95 m X 3.77 m

Primary Bedroom 4.6 m X 4.74 m

Laundry room 3.2 m X 1.7 m

Listing Presented By:



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