



Edmonton Alberta

\$950,000

LOCATION, LOCATION, LOCATION...this one has it in SPADES!! WALK out your front door and within MINUTES, you will find yourself in the middle of Edmonton's exquisite river valley in Laurier/Buena Vista Park with direct access to the River Valley Trail System OR, if you choose, the entrance to The Edmonton Valley Zoo!! Arrive home from work...in an instant you're Walking, Jogging or Biking...Recreation at its BEST! Offering 2,820 sq.ft. (incl. the W/O basement) this elegant 2+1 bdrm home has been very well maintained (in great condition) and in 2004 the kitchen and 2 bathrooms (with steam shower) were majorly renovated on the main floor by one of the best designers in the business!! Due to the expansive space downstairs, the addition of one or even 2 bedrooms is entirely possible. Central AC and Leaf Filter was added in 2024. Two kitchen bar stools & the custom made furniture in the W/O are included in the sale. Double detached garage completes this home. (id:6769)

Recreation room 4.51 m X 9.12 m

Storage 4.46 m X 3.16 m

Utility room 3.29 m X 1.94 m

Living room 4.67 m X 6.12 m

Dining room 4.98 m X 3.18 m

Kitchen 4.98 m X 4.02 m

Primary Bedroom 3.92 m X 4.6 m

Bedroom 2 3.9 m X 2.81 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca