



## Edmonton Alberta

\$749,000

This 2-storey, 2,448 sqft single-family home is situated on a regular lot which backs onto a walking trail. The main floor features a bedroom and a full 3pc bath, perfect for guests or family members needing first-floor accommodations. A separate mudroom adds functionality, while the elegant kitchen boasts two-tone cabinetry and an adjacent spice kitchen, ideal for culinary enthusiasts. Luxury vinyl plank flooring covers the main floor, adding both durability and style. The open-to-above living room showcases a beautiful feature wall with an electric fireplace, creating a warm and inviting focal point. A sliding patio door opens up to the deck. The upgraded LVP flooring continues on the second floor, where a thoughtfully designed layout includes a spacious bonus room. The master bedroom is a retreat, completed with a feature wall, a 5pc ensuite, and walk-in closet. There is a second bedroom with a nearby 3PC bath, along with a second master bedroom featuring its own ensuite and closet. (id:6769)

Living room 4.06 m X 6.15 m

Dining room 3.53 m X 2.72 m

Kitchen 3.53 m X 3.68 m

Bedroom 4 3.73 m X 3.02 m

Primary Bedroom 4.26 m X 5.41 m

Bedroom 2 3.01 m X 3.51 m

Bedroom 3 4.45 m X 4.06 m

Bonus Room 3.29 m X 3.78 m

Listing Presented By:



Originally Listed by:  
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