



## Edmonton Alberta

\$788,000

Renovated 2 1/2 storey in highly desirable Rosedale with its tree lined streets & river valley trails. Work downtown? Blink & you're home! You'll love the new exterior siding, inviting front door & west facing composite deck... a perfect spot to unwind with a coffee or glass of wine! Bright, formal Living & Dining rooms with new wide plank hardwood & trim. New Kitchen with full height cabinets & granite. Main floor Family Room with woodburning fireplace & bar area. Laundry & 2 pce. Bath complete the main. 2nd level has Primary with magnificent fully renovated 5 pce. ensuite; 2 additional Bedrooms & a 4 pce. Bath. 3rd level has vaulted Loft with bar, sink & bar fridge ... perfect for Games Room, Theatre Room or Office. Fully developed basement with 2nd Family Room, Bedroom, reno'd Bath, Den, 2 Storage Rooms & a Cold Room. Low maintenance private yard features an aggregate deck & a Double Garage. Newer shingles; new windows (2014) on top 2 levels, Central Vac, A/C, Security system ...list goes on...don't miss it! (id:6769)

Den 3.94 m X 4.34 m

Bedroom 4 3.35 m X 4.66 m

Storage 2.47 m X 2.04 m

Living room 4.73 m X 5.5 m

Dining room 3.55 m X 3.65 m

Kitchen 3.66 m X 3.58 m

Family room 3.55 m X 4.73 m

Breakfast 2.61 m X 3.67 m

Laundry room 2.58 m X 1.83 m

Primary Bedroom 4.57 m X 3.44 m

Bedroom 2 4.58 m X 3.96 m

Bedroom 3 3.54 m X 2.88 m

Bonus Room 6.11 m X 9.35 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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



**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.