



9625 99A Street Edmonton AB

\$679,900

Beautifully designed & meticulously maintained, this 1600+ sqft 2-storey home is in one of Edmonton's prime locations. Nestled in the heart of the River Valley, it's a short walk to downtown, the Muttart Conservatory & just steps away from extensive trails along the North Sask River. The interior is pristine; featuring a spacious living rm with a cozy fireplace, generous dining area & upgraded kitchen with new high end appliances, countertops & backsplash. The main flr also includes a convenient half bath & ample front & rear entrances. Upstairs, you'll find a king-sized master bdrm with a brand new modern ensuite, an add'l bdrm, a loft area & a 4-pce bath with a solar tube. The finished bsmt offers a family rm, an add'l bdrm, 3-pce bath, storage space & laundry facilities. Add'l highlights: Hardi-board siding, insulated dbl det garage, central A/C & vacuum & California Closet organizers. Completing this lovely home are a large front veranda, rear deck & professionally landscaped rock & perennial garden.

Listing Presented By:



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