



## Edmonton Alberta

\$988,000

TWO BLOCKS TO RITCHIE MARKET! Welcome to this elegant 2273 square foot new infill with a TRIPLE GARAGE, on a large 520 sq/m lot featuring a large south-facing backyard. The exceptional floor plan features soaring ceilings on the open-concept main floor - perfect for entertaining, & large windows for ample natural sunlight. The main floor has a fantastic chef's kitchen with a vast island, stainless steel appliances, butler pantry, a large flex room or office space, & massive mudroom. Upstairs are three large bedrooms, the primary with a gigantic walk-in closet that connects to the laundry room, & a balcony overlooking the backyard. A side entrance offers the potential for future suite development. The huge yard has a full width deck and will have a triple detached garage. This property is within walking distance of Ritchie Market & Mill Creek Ravine. It also offers quick access to UofA, Whyte Ave, & Downtown. Don't miss out! (id:6769)

Living room 5.47 m X 4.48 m

Dining room 4.18 m X 3.57 m

Kitchen 4.87 m X 4.58 m

Family room 3.84 m X 3.16 m

Pantry 2.47 m X 2.04 m

Mud room 2.78 m X 2.03 m

Primary Bedroom 5.66 m X 4.15 m

Bedroom 2 4.13 m X 3.06 m

Bedroom 3 4.07 m X 3.01 m

Laundry room 3.07 m X 2.34 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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