



## Edmonton Alberta

\$744,400

Family Home with WALKOUT BASEMENT BACKING ONTO LAKE walking distance to School! AMAZING LOCATION will reward you every day with modern living, GREAT VIEWS AND EASY ACCESS to all of Edmonton. DESIGNER TWO TONE KITCHEN with built in appliances, quartz tops plus a walkthrough pantry. Living room with a WALL OF WINDOWS, LINEAR FIREPLACE AND SOARING CEILINGS. Dinette has ROOM TO ENTERTAIN with a full width low maintenance deck. MAIN FLOOR OFFICE is a must. Upstairs to the PRIMARY SUITE FIT FOR A KING with an ENSUITE FOR A QUEEN. Bedrooms 2 and 3 are similar in size with a full bath, and laundry adjacent. BONUS ROOM IS THE PERFECT RETREAT for your favorite shows. Walkout basement is FILLED WITH NATURAL LIGHT and ready for future development. ULTRA EFFICIENT home has all of the upgrades to KEEP COSTS DOWN. Yard is landscaped READY FOR A SUMMER OF RELAXING. Double attached garage is insulated and drywalled. HOME IS METICULOUS, AIR CONDITIONED and still feels like new. (id:6769)

Living room 4.03 m X 4.27 m

Dining room 4.27 m X 3.38 m

Kitchen 4.36 m X 4.02 m

Den 2.9 m X 3.36 m

Primary Bedroom 4.23 m X 4.54 m

Bedroom 2 3.7 m X 3.4 m

Bedroom 3 3.1 m X 3.06 m

Bonus Room 6.1 m X 3.68 m

Laundry room 3.1 m X 1.8 m

Listing Presented By:



Originally Listed by:  
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