



Edmonton Alberta

\$624,900

Exceptional opportunity to own this charming 4 bedroom historic family home in Groat Estates, offering over 2,000sq.ft. of living space! This home provides a spacious main floor plan with a classic flow throughout the living/dining space, a half bath and a uniquely designed industrial kitchen that overlooks the low maintenance backyard complete with single detached garage and carport. On the 2nd floor you will find a large primary bedroom with sitting area, bonus room, full bathroom and second large bedroom with sitting area. The 3rd floor features 2 more bedrooms, a play-space plus a child size ensuite half bath perfect for your little ones! The unfinished basement holds the laundry room and is ready for your finishing touches. Central AC, Roof (2024), Garage door & 220V(2025), Dishwasher/Washer/Dryer(2025). (id:6769)

Laundry room 1.55 m X 2.16 m

Living room 3.73 m X 5.62 m

Dining room 4.93 m X 3.41 m

Kitchen 5.9 m X 3.34 m

Family room 3.19 m X 3.42 m

Primary Bedroom 4.69 m X 3.76 m

Bedroom 2 4.07 m X 3.26 m

Bedroom 3 2.08 m X 4.93 m

Bedroom 4 2.39 m X 5.36 m

Listing Presented By:



Originally Listed by:
RE/MAX Professionals



RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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