



Edmonton Alberta

\$875,000

WHAT AN AMAZING COMBO: BACKING ONTO A POND & WALKING TRAIL, with LEGAL 2 BDRM BASEMENT SUITE, 2 PRIMARY BDRMS UPSTAIRS & 1 PRIMARY BDRM ON MAIN FLR, **Plus a RARE OVERSIZED GARAGE that fits 2 large 1/2 -tonne trucks!** This stunning 6 BED, 5.5 BATH 2stry Home offers 2,700+Sqft + FULLY FIN BSMNT... Offering excellent income potential. The main flr features SOARING 10' CEILINGS, spacious living & family rm, mudroom & MAIN-FLR PRIMARY w/ 3pc ensuite plus another 2pc bath on main flr. The CHEF-INSPIRED KITCHEN boasts a LARGE GRANITE ISLAND w/ HIDDEN INDUCTION COOKTOP. Upstairs, Enjoy your Morning Coffee on your Private BALCONY with an AMAZING VIEW from your Primary Bdrm W/I closet & LUXURIOUS 5PC ENSUITE w/ IN-FLOOR HEAT, plus 2 more bdrms, incl. one w/ private ensuite, full bath, laundry & BIG BONUS RM. Enjoy, HUGE BACKYARD WITH PARTIALLY COVERED DECK & overlooking the pond, Only steps to High School, Chalo Freshco, Aster Plaza & more, An exceptional home offering space, luxury, flexibility & income potential! (id:6769)

Bedroom 5 9'8" x 9'11"

Second Kitchen 10'5 x 10'11"

Bedroom 6 11'1 x 9'10"

Living room Measurements not available x 16 m

Kitchen Measurements not available x 15 m

Family room 18'1" x 16'

Bedroom 4 10'8" x 11'

Primary Bedroom Measurements not available x 13 m

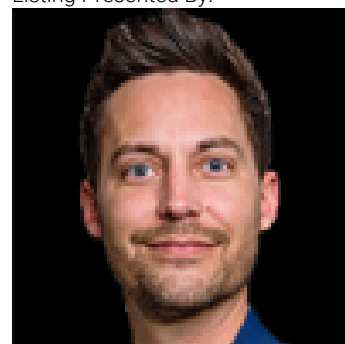
Bedroom 2 11'11 x 11'11"

Bedroom 3 10' x 13'2"

Bonus Room 14'8" x 12'

Laundry room 14'8" x 12'

Listing Presented By:



Originally Listed by:
Maxwell Polaris

<http://www.paullamba.com/>

REMAX
Excellence

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.