



## Edmonton Alberta

\$615,000

Picture your morning coffee on the gated front porch, overlooking a sunny southwest greenway! This immaculate 2-storey, 4-bedroom, 3.5-bathroom sanctuary sits on a prime corner lot steps away from Griesbach School. The main level shines with new luxury maple hardwood, home office, gas fireplace living room, and a gourmet kitchen fully renovated with ceiling-height cabinets with glass accent lighting and quartz counters. Upstairs features upper-floor laundry room and a primary retreat with a walk-in closet and a 4pc ensuite with a corner soaker tub and make up desk. Downstairs, the newer finished basement adds a huge rec room with TV alcoves, 4th bedroom, and a 3pc bath with heated tile floors. Step outside to your private oasis: a 16x8 composite deck, metal gazebo stone patio, full irrigation, shed, and double garage with a new door & opener. Complete with central A/C, All Weather Windows, blackout blinds, central vac, and newer roof & HWT. Walk to parks, trails, and dining! (id:6769)

Bedroom 4 2.92 m X 3.3 m

Recreation room 7.29 m X 4.59 m

Utility room 3.05 m X 3.63 m

Living room 3.07 m X 4.58 m

Dining room 4.53 m X 3.55 m

Kitchen 4.59 m X 4.29 m

Den 2.81 m X 3.12 m

Primary Bedroom 4.1 m X 4.64 m

Bedroom 2 3.75 m X 4.17 m

Bedroom 3 3.75 m X 4.16 m

Laundry room Measurements not available

Listing Presented By:



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