



## Edmonton Alberta

\$499,750

Family Living at its BEST in Pollard Meadows - Millwoods - WOW! Stunning main floor living room w/ HUGE kitchen & dining, w/ welcoming & warm 3 sided fireplace create the literal center of this FAMILY HOME!! Go up to 3 good-sized bedrooms w/ full bathroom & a COMPLETE ENSUITE - which can be reworked to provide for 2nd, upstairs laundry if needed. Basement has HUGE rec room, second kitchen, full bathroom & fourth bedroom, but window does not meet current codes for size. The BASEMENT SUITE is not legally permitted, but is PERFECT for that large 2 generational family or a mother-in-law suite or caregiver with the second kitchen. Extra DIRECT & PRIVATE ACCESS to the basement is through the garage! Arctic Spas HOT TUB, NG BBQ connection, 8X10 Shed, Decks, Little POND, beautiful landscaping & Edison lighting make the backyard a SPECIAL RETREAT! New Stove, DW, Garage Door & MANY UPGRADES in last 10 years! Gurudwara Siri Guru Singh Sabha & Edmonton Khalsa School just 1 block away! Quiet FAMILY CUL-DE-SAC! (id:6769)

Bedroom 4 9'1 x 10'3

Second Kitchen 16'5 x 12'5

Recreation room 13'10 x 28'

Living room 15'5 x 13'4

Dining room 15'6 x 8'3

Kitchen 16'3 x 9'4

Primary Bedroom 12'2 x 11'5

Bedroom 2 13'3 x 8'5

Bedroom 3 13'4 x 8'4

Listing Presented By:



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MaxWell Devonshire Realty

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**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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