



Edmonton Alberta

\$800,000

This FAMILY FRIENDLY, RENOVATED home in the heart of RIVERBEND is the one you've been waiting for! \$300K spent since 2014 on improvements inside& out. CHARMING from the min you pull up - inside features RICH HARDWOOD & TONS OF NATURAL LIGHT. Layout is perfect for entertaining w/ amazing flow! GOURMET KITCHEN w/ loads of QUARTZ counters, s/s appl & huge windows to watch the kids play in the backyard. COZY family room w/ WOOD BURNING f/p & custom shelves. Main floor laundry & designer powder room. RARE 4 BEDROOMS UP incl. large primary w/ walk in closet and full ensuite. Bsmt is perfect kids zone - let them be free and play! INCREDIBLE BACKYARD offers 4 seasons of enjoyment w/ room for skating rink, play house, huge deck w/ outdoor movie set up & large shed. Upgrades: roof (2019), A/C & carpets (2023), landscaping \$50K, flat ceilings, solid core doors, the list goes on. STEPS to TOP SCHOOLS & RIVER VALLEY! Just mins to D/T, U of A, & airport. PERFECTLY set amongst MATURE TREES, parks & trails. MUST SEE! (id:6769)

Living room 3.31 m X 5.19 m

Dining room 3.31 m X 3.28 m

Kitchen 4.26 m X 5.14 m

Family room 3.36 m X 4.99 m

Primary Bedroom 3.34 m X 4.5 m

Bedroom 2 3.06 m X 3.33 m

Bedroom 3 3.07 m X 2.88 m

Bedroom 4 3 m X 2.88 m

Listing Presented By:



Originally Listed by:
Rimrock Real Estate

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

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