



## Edmonton Alberta

Rideau Park (Edmonton)

# \$578,800



Gorgeous, immaculate 2178 sf (approx 3500 sf ttl) custom 2 sty, exudes pride of ownership. The moment you step in the front door you'll be impressed w/the bright cheery layout, perfect for the growing family. Sunlit LR & DR. Recently renovated Chef's kitchen will be the focal point of gatherings. Loads of upgraded cabinetry, newer S/S appliances & a large island. Sunny nook area overlooks the sunken family rm. Cozy up to the gas FP w/a book & coffee. The bonus is a main flr den/bedrm w/a full bathrm. Main flr laundry w/direct access to the 20'X23' garage. 3 sizeable bedrms upstairs & the primary bedrm has a 4 pc bath. Updated F/A, H2O tank, carpet, lighting & windows (2012). The lower level has a summer kitchen, sunken FR, rec rm perfect for gaming & an exercise area. Full bathrm, bedrm & a hidden flex rm. West facing private yard w/boat access via the laneway. Dream pergola, newer fence 2009, shingles 2015. Close to schools, shopping, parks & transit/LRT w/quick access to the Fwy, Airport or University (id:6769)

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