



## Edmonton Alberta

\$575,000

Perfect family living in this exceptional home. Ideal for a growing family, it offers convenient access to all amenities, including multiple parks, pond & within catchment of 7 schools. Over 3700sf of total living space complete w/4 living areas, 4 bedrooms +den & South exposure spacious backyard, backing onto greenspace/Beaumaris park. This open layout is accented by soaring two-storey windows & expansive living spaces. Great room offers plenty of natural light, highlights an open to above fireplace feature wall & blends seamlessly into the formal dining. Generous sized family room w/2nd fireplace, open to the kitchen. Dining nook w/direct access to the deck for evening summer bbq's. Convenient main floor den for work/study/hobbies. Upper level features 3 spacious bedrooms including a primary which will house a king sized set & complete w/4pc ensuite & walk-in closet. Lower level will accommodate any furniture arrangement & offers plenty of recreation/entertainment space. (some virtually staged photos) (id:6769)

Bedroom 4 12.9 m X 11.4 m

Recreation room 23.5 m X 11.5 m

Games room 12.1 m X 11.8 m

Dining room 12.9 m X 10 m

Kitchen 12 m X 10.5 m

Family room 15.2 m X 12 m

Den 10.6 m X 8.6 m

Great room 17.2 m X 13.4 m

Breakfast 8.9 m X 7.3 m

Laundry room Measurements not available

Primary Bedroom 17.1 m X 11.9 m

Bedroom 2 14.5 m X 14 m

Bedroom 3 11.8 m X 10.1 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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