



## Edmonton Alberta

\$638,800

Better than NEW- turn key w/a LEGAL SUITE to help w/the mortgage or perfect for a relative or a live in nanny. Quiet street steps to the park in a mature well located neighborhood. Barely lived in, modern open concept plan emphasizes comfort & lifestyle. 2300 sf ttl living space. Sleek Chef's Kitchen opens to the living & dining area. S/S appliances incl a gas range, wall oven & counter depth cabinetry. Quality epitomized, NOT your usual average built 2 sty w/attention to detail & craftsmanship w/the best materials elevating this homes uniqueness. High ceilings incl 9' upstairs & AC. Lots of natural light & contemporary color tones. Upstairs are 3 bedrooms, 2 baths incl a spa like ensuite. Lower level one bedroom suite is light & bright w/a gorgeous kitchen. Quality finished landscaping incl front artificial turf, poured sidewalks & a 23x21 garage. Newer fence. Conveniently located to the Misericordia Hospital, West Edmonton Mall, Downtown & the U of A. Lots of services, restaurants & shopping close by (id:6769)

Second Kitchen 3.41 m X 2.83 m

Bedroom 5 3.69 m X 3.69 m

Living room 6.49 m X 3.05 m

Dining room 3.29 m X 1.83 m

Kitchen 4.24 m X 2.62 m

Bedroom 4 3.44 m X 2.62 m

Primary Bedroom 4.3 m X 3.63 m

Bedroom 2 3.17 m X 2.77 m

Bedroom 3 3.2 m X 2.59 m

Laundry room 2.53 m X 1.52 m

Loft Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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