



Edmonton Alberta

\$850,000

BROOKSIDE'S FINEST! Beautifully updated and thoughtfully designed family home on a quiet street with a **SUNNY SOUTH FACING BACKYARD** backing greenspace. Offering over 2,500 SQ FT ABOVE GRADE plus a fully finished basement, this home features spacious living areas including a large front living room, formal dining room, bright kitchen with breakfast nook, and a cozy family room perfect for everyday living and entertaining. The upper level offers generous bedrooms including a spacious primary retreat with walk-in closet and ensuite. The fully finished basement adds incredible flexibility with recreation space, bedroom, office and storage. A rare highlight is the **HEATED BACKYARD STUDIO**—ideal for a home office, gym, art studio or creative retreat. Oversized double attached garage and **AIR CONDITIONED!** Located in one of Edmonton's most desirable neighbourhoods with mature trees, top schools, river valley trails, parks and quick access to Whitemud, U of A and downtown. A truly special Brookside property! (id:6769)

Bedroom 5 4.33 m X 3.85 m

Office 3.7 m X 3.84 m

Recreation room 9.77 m X 4.03 m

Storage 2.12 m X 3.82 m

Living room 9 m X 4.79 m

Dining room 3.92 m X 5.44 m

Kitchen 5.47 m X 4.04 m

Other 5.87 m X 4.03 m

Primary Bedroom 6.6 m X 8.33 m

Bedroom 2 3.4 m X 2.92 m

Bedroom 3 3.01 m X 4.11 m

Bedroom 4 3.58 m X 2.92 m

Office 3.58 m X 2.92 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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



Royal

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