



## Edmonton Alberta

\$768,800

Spacious corner lot nestled in desirable Hodgson across from Hodgson Wetland Park & steps to Whitemud Creek Ravine. Past the cozy porch find a vaulted foyer with plenty of natural light & large office (or bdrm) off entrance. Open concept kitchen w/ stainless steel appliances (Kitchen Aid wall oven/Dacor stove), dining nook & living room w/ gas fireplace. Main level complete w/ 3PC BTHRM, spacious mudrm w/ laundry. Upstairs has a huge bonus room, 2 spare bedrooms & spacious primary retreat w/ ensuite & walk-in closet. Basement finished w/ 4th bdrm, full bthrm, rec space & flex area. This corner lot offers partial park views from the yard + has plenty of deck space to enjoy w/ pergola & hot tub. Features: 9' ceiling, hot water on demand, AC, SIDE ENTRANCE. Great school designations & proximity to Hodgson Park & ravine walking trails. Terwillegar Rec Centre, transit & easy access to major arteries. Plus shopping & dining at nearby neighborhood squares! (id:6769)

Family room 5.58 m X 4.33 m

Bedroom 4 3.38 m X 3.23 m

Living room 4.54 m X 4.27 m

Dining room 3.02 m X 2.9 m

Kitchen 5.18 m X 2.74 m

Den 4.11 m X 2.93 m

Laundry room Measurements not available

Primary Bedroom 5.18 m X 3.96 m

Bedroom 2 3.84 m X 2.83 m

Bedroom 3 4.05 m X 2.83 m

Bonus Room 5.21 m X 4.15 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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