



## Edmonton Alberta

\$769,900

Bright and clean 3 bedroom 2 storey with second kitchen in basement. Recently renovated with newer paint. High ceiling in foyer. Hardwood floor on main and stairways. Living room with electric fireplace. Open kitchen with new light fixtures, white cabinets, granite countertop , central island, walk in pantry and ceramic tiled floor. Dining area with patio door to sunroom. Upstairs featuring 3 bedrooms and 4 pcs bath. Primary bedroom with 5 pcs ensuite including jacuzzi and double sink. Basement has side door entry , 9 'H ceiling and fully finished with kitchen, 2 bedrooms, 4pcs bath and laundry room. Low maintenance backyard with large new deck. New garage shingles. Some newer metal siding, Hi efficiency furnace, newer hot water tank, 2 sets of washer & dryer , wall mounted air conditioning and concrete sidewalk. Great location in popular Richie neighborhood with close proximity to schools, bus, shops, ravine and easy access to U of A, Whyte Ave and downtown core. (id:6769)

Family room 3.56 m X 5.88 m

Bedroom 4 3.2 m X 3.34 m

Bedroom 5 3.26 m X 1.95 m

Second Kitchen 2.66 m X 2.66 m

Laundry room 1.51 m X 1.52 m

Living room 5.49 m X 4.96 m

Dining room 4.91 m X 3.13 m

Kitchen 3.57 m X 4.16 m

Primary Bedroom 4.43 m X 4.91 m

Bedroom 2 4.18 m X 3.45 m

Bedroom 3 3.02 m X 3.06 m

Listing Presented By:



Originally Listed by:  
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