



## Edmonton Alberta

\$775,000

Absolutely Precious in PARKVIEW. This lovingly RESTORED and REIMAGINED 2 Storey offers OPEN CONCEPT living and cozy cabin vibes in the heart of one of the best neighbourhoods in Edmonton!! Main Floor hosts a spacious living room, dining room and island kitchen - with open sightlines to watch the kids play in the backyard or at the park across the street! Main Floor Laundry with Generous Mudroom, Butler Pantry, Main Floor FLEX/Den Space that can change functions as the family grows. Upper level with Three Wonderful Bedrooms and Beautiful PRIMARY SUITE! Basement is Developed with a LARGE REC ROOM and Bathroom. Oversized Single Garage in the Back and Plenty of Parking on the front pad if needed. ROOF (2022), Furnace/HWT (2021), TRIPLE Pane Windows on Upper Level (2018), Appliances (2021) Steps to the best Schools, Parks, and Amenities that Edmonton has to offer with FANTASTIC access both DOWNTOWN and the River Valley! (id:6769)

Recreation room 4.52 m X 4.55 m

Living room 4.75 m X 4.76 m

Dining room 3.42 m X 3.29 m

Kitchen 4.09 m X 2.51 m

Office 3.6 m X 4.61 m

Laundry room 2.03 m X 2.29 m

Primary Bedroom 3.59 m X 3.61 m

Bedroom 2 3.6 m X 2.74 m

Bedroom 3 3.62 m X 3.82 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.