



Edmonton Alberta

\$784,800

Wow! Perry built GEM nestled on a QUIET street in prestigious Magrath Heights, just steps to park, ponds, ravine & Nellie Carlson K-9. Elegant open layout is perfect for entertaining. Charming stone clad front verandah faces West. Gleaming hardwood throughout the main level. 2338 sf PLUS a fully finished lower level. 4 bedrms in ttl w/3.5 bathrms ideal for the growing family. 9 ft ceilings & the natural light pours into this bright sunny home through the multitude of O/S windows. Flex rm (music rm, formal dining or den) opens onto the Great rm w/a cozy 3 sided gas FP. Beautiful kitchen w/ample cabinetry & granite counters, S/S appliances, island w/eating bar for 4, pantry & all adjacent to the nook area. Upstairs is a massive vaulted bonus rm w/a wetbar. Spacious bedrms & a huge primary bedroom w/a spa like ensuite, 2nd gas FP & W/I closet. Bsmt has a family rm, games area, bedrm & 4 pc bath. Enjoy the fenced East/South facing backyard w/a covered deck & allows boat/trailer access. A/C & Low E windows (id:6769)

Bedroom 4 2.7 m X 3.73 m

Recreation room 8.01 m X 5.2 m

Living room 5.12 m X 4.51 m

Dining room 3.15 m X 4.26 m

Kitchen 4.19 m X 9.94 m

Breakfast 3.12 m X 3.15 m

Primary Bedroom 3.98 m X 5.57 m

Bedroom 2 3.29 m X 3.81 m

Bedroom 3 3.02 m X 3.63 m

Bonus Room 3.63 m X 5.8 m

Laundry room 2.38 m X 1.51 m

Listing Presented By:



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