



## Edmonton Alberta

\$998,800

Welcome to the mature SW neighborhood of Hodgson, nestled half a block from ravine access & w/ parks/trails scattered throughout the community. This home boasts over 3,200sf above grade PLUS a finished basement. Great curb appeal w/ intricate stone driveway, exposed aggregate porch & mature landscaping by Salisbury. Be wowed by a grand, soaring foyer & windows galore. Den off foyer, formal dining rm, spacious living rm & well-sized kitchen seamlessly flow together. Massive walk through pantry into mudrm. Upstairs find a bright, vaulted bonus rm, laundry, 2 spare bdrms & primary retreat w/ lrg 5pc ensuite & walk-in shower. Basement boasts massive rec rm, 2 bdrms & full bthrm. The yard is a true oasis w/ sizeable deck (outdoor speakers & capacity for hot tub) & stone patio. Addtl features incl reverse osmosis, in-floor heating (basement), built-in speakers, gas BBQ line, TRIPLE GARAGE w/ infra-red heater, security system! Close proximity to Downtown, UofA, major arteries & schools/shopping/restaurants. (id:6769)

Bedroom 4 3.43 m X 3.85 m

Recreation room 3.88 m X 5.74 m

Bedroom 5 7.64 m X 3.17 m

Living room 4.38 m X 5.43 m

Dining room 3.79 m X 3.92 m

Kitchen 4.29 m X 4.61 m

Den 3.52 m X 3.31 m

Primary Bedroom 5.49 m X 4.02 m

Bedroom 2 3.95 m X 3.78 m

Bedroom 3 3.64 m X 4 m

Bonus Room 5.35 m X 4.45 m

Laundry room Measurements not available

Listing Presented By:



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