



## Edmonton Alberta

\$849,800

Welcome to this charming 2-storey home in the heart of Blue Quill Estates! Step into a bright foyer with an open-to-below staircase and a sunlit sitting room with a bay window, leading to a formal dining area. The re-modeled and fully renovated white kitchen boasts quartz counters, a stylish backsplash, and a cozy breakfast nook that flows into a sunken living room with a wood-burning fireplace. The main floor also offers a laundry room with sink, mudroom, and 2-pc bath. Upstairs features 4 BEDROOMS, including a spacious primary suite with jetted tub ensuite, three additional bedrooms, and a 4-pc bath. The basement includes a rec room, living space, bedroom, bathroom, and ample storage. Perfect for a growing family. Step outside into your WEST FACING private backyard oasis--lush landscaping, mature trees, a HUGE deck, hot tub, gas bbq hook up, and abundant greenspace. Located near top-rated schools, parks, walking trails, Whitemud Drive, South Edmonton Common, and the Derrick Golf & Winter Club. (id:6769)

Bedroom 5 4.23 m X 3.27 m

Storage 5.63 m X 4.45 m

Recreation room 9.1 m X 8.98 m

Living room 4.69 m X 3.9 m

Dining room 4.51 m X 2.8 m

Kitchen 3.96 m X 3.23 m

Family room 5.15 m X 4.08 m

Primary Bedroom 4.36 m X 4.02 m

Bedroom 2 3.23 m X 3.02 m

Bedroom 3 3.32 m X 3.08 m

Bedroom 4 3.32 m X 3.08 m

Listing Presented By:



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