



## Edmonton Alberta

\$469,900

It's Christmas come early... Situated on a quiet keyhole street (on a lot larger than most) this home boasts quartz countertops, hardwood & tile flooring, pot lights, solid concrete front steps, fresh paint, steam cleaned carpets & regularly serviced mechanical (furnace fall 2024 & hot water on demand 2023). At 1600 sqft this Landmark built home offers a flex room at the front & an open concept, great room style, combining the kitchen, living & dining area. The kitchen features an oversized island, stainless steel appliances, subway tile backsplash & quartz countertops. Upstairs hosts a generous primary bedroom with w/i closet & full ensuite. Two more bedrooms & another full bathroom complete this level. The unfinished basement is open, functional & features 3 windows allowing for great development options. A back deck with gas line for BBQ, a good sized yard & double detached garage complete this GEM! All this plus access to The Orchards clubhouse, spray park, rinks, racquet courts, playground & more! (id:6769)

Living room 4.8 m X 3.61 m

Dining room 3.61 m X 2.34 m

Kitchen 4.09 m X 3 m

Den 2.87 m X 2.64 m

Primary Bedroom 4.59 m X 3.94 m

Bedroom 2 3.64 m X 2.68 m

Bedroom 3 3.95 m X 2.92 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



CREA

DDF

#230, 70 Mcleod Ave , Spruce  
Grove, AB,

Phone: 780-920-0550  
tyson@royallepage.ca

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.