



GRASSROOTS
REALTY GROUP

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120 28 Street SW
Edmonton, Alberta

MLS # A2254927



\$572,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RPL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: Two Stoves, Two Refrigerators,

LEGAL BASEMENT SUITE-This 5-bedroom home in desirable Alces subdivision has over 2,000 sq ft of living space! The 2-bedroom legal basement suite has a separate private entrance. Enjoy 9' ceilings on the main floor and 8' ceilings upstairs, creating an open, airy feel throughout. The bright, open-concept main level offers a seamless flow between kitchen, dining, and living areas. A beautiful 50" electric fireplace surrounded by tile in the Great room is a feature wall showcase that adds warmth and style. There are two high-efficiency furnaces to ensure your comfort year-round. This beautiful home is move-in-ready and includes all appliances, 2.5 bathrooms, and a detached 18x22 double garage. Enjoy peace of mind with durable 25-year asphalt shingles and low maintenance vinyl siding. The unfinished yard is waiting for your imagination to create your FOREVER HOME. You will find that this home is a perfect blend of space, functionality, and ideally located to all amenities, schools, and shopping. Welcome Home!