



GRASSROOTS
REALTY GROUP

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11124 110a Avenue
Edmonton, Alberta

MLS # A2270853



\$639,000

Division:	Queen Mary Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,811 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	08
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Fully renovated & expanded Spanish Colonial home sparing no expense upgrading to meet the modern lifestyle! Sitting on a massive 782 sq meter lot, this equally large bungalow with an engineered addition offers over 2,700 total sq feet of living space, 3 beds, & 3.5 gorgeous baths (2 with steam showers). The main floor alone is over 1,800 sq feet, bright & wide open with clean sight lines, laundry, plus h/e wood fireplace. The massive kitchen is a chef's dream complete with wall oven, induction cooktop, & tons of counter space/large island covered with rare Brazilian granite. The list of upgrades is long: A/C, new furnace/hot water tank, bathrooms, weeping tile, sump pump, waterproofing foundation, electrical, plumbing, windows, roof, gas bbq hook up, insulation, hot tub rough in, & exterior Italian old world style stucco. Gorgeous views of Stantec from your front window/deck, Queen Mary Park is the perfect proximity to downtown, LRT stations, K to University schools, the Royal Alex, & Kingsway Mall!