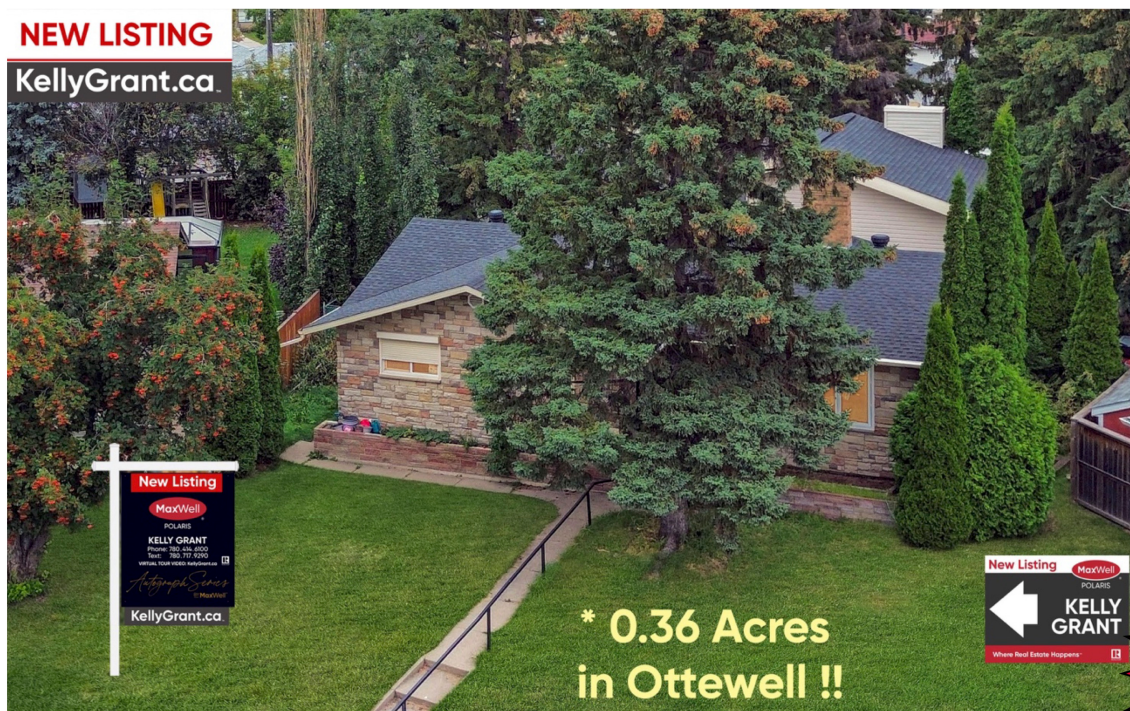


Extensive Quality Upgrading on an Incredibly-Large Pie Lot in Ottewell!!

9657-68A Street NW
Edmonton, Alberta
\$739,900

NEW LISTING

KellyGrant.ca



*** 0.36 Acres
in Ottewell !!**

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*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**

*** Great Access to Schools, Retail, Professional Services, Capilano Shopping Center, 98 Ave., Baseline Rd., Ottewell Rd., 75 St., & Wayne Gretzky Drive!**

Long List of Quality Renovations completed in 2017 / 2018:

- o Top-mount sinks (ultra-durable granite) & Quartz Counters
- o Kitchen cabinets with acrylic doors
- o High-end stainless-steel appliances
- o Slide-In Self-Clean Dual-Fuel Convection Range
- o Painting throughout (neutral warm gray colour)
- o Flooring throughout (porcelain tile and hardwood)
- o All three bathrooms fully-renovated throughout
- o Entire house and garage fully-rewired
- o 100A panel; dimmer switches; and 60+ pot lights
- o All LED lights; and under-cabinet lights in kitchen
- o Plumbing including gas line to garage
- o Triple-pane windows throughout (house and garage)
- o Exterior doors (including front entry and French patio)
- o Extensive insulation upgrades:
 - R50 blown-in attic insulation (main house)
 - R40 spray-foam insulation (house extension)
- o House and garage re-shingled with GAF Timberline HD Shingles (pewter gray colour)
- o Heated Garage with high-efficiency Reznor heater
- o Newer Garage Door with belt drive smart opener (+ remotes)

→ 60 Day negotiable possession!!



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* Advertised information deemed reliable and accurate however not guaranteed – Buyers responsible to verify.