

SPECIAL FEATURES

10948 68 AVENUE

GARAGE SUITE:

- Custom build by Honomobo. Completed in 2017 at an approximate cost \$200,000
Visit Honomobo.com to learn more.
- Shipping container construction.
- Oversized double garage with space for storage or workshop on the interior south side.
- Beautiful 1-bedroom suite above garage:
 - Separate bedroom plus open concept kitchen/living area with floor to ceiling windows
 - High gloss cabinets, vinyl plank flooring and neutral decor
 - All electric service including heat, hot water and appliances
 - Never rented. Family member has resided there.

HOUSE:

- Ideal Parkallen location
 - with elementary and junior high schools in walking distance
 - the University of Alberta just a bike-ride away
 - Lendrum Shopping Centre nearby as well as Southgate Shopping Centre
 - LRT very accessible
- Character home
 - 1 ½ storey traditional design
 - Charming curb appeal
 - Hardwood floors
 - Curved plaster fireplace
- Main level
 - Large living room
 - Very spacious dining room
 - White kitchen with stainless steel appliances
 - Updated main bath
 - Main floor den or bedroom
- Upper level
 - Spacious master with 2 closets
 - Second bedroom with walk-in closet
- Lower level
 - Large family room
 - Comfortable bedroom
 - 2-piece bath
 - Utility room with 2 furnaces and hot water tank
 - Laundry room with oversized newer washer and dryer
 - Lots of storage!
- PLUS: New windows throughout!