

# THIS is the Opportunity Your Family Deserves ~ FULLY Renovated, Inside & Out!

1,090 Sqft - 1235 HOOKE RD NW, EDMONTON  
AB, T5A 4A5



## Property Description

clean | safe | affordable

This is a fully upgraded 3-Bedroom, 1½ Bathroom home, with 5 APPLIANCES and bonus Basement Development, conveniently located near schools, playgrounds, parks, shopping, and transportation.

Enter into NEW solid laminate flooring on your main floor. Experience FRESH fossil grey paint throughout. Enjoy two clean, modern Bathrooms. All window coverings and all upgraded fixtures are included.

Your Kitchen features a sparkling stainless-steel sink, custom countertops, expertly finished cabinets, Stove, Fridge, and the convenience of a built-in Dishwasher.

Upstairs, feel the comfort of clean carpet beneath your bare feet. Your MASTER Bedroom features deluxe mirrored closet doors and organizer, creating space and elegance.

Downstairs is a Recreation Room and plenty of space for Storage. And you'll love your Washer & Dryer conveniently concealed at the foot of the stairs!

## Details

Property Title: **THIS is the Opportunity Your Family Deserves ~ FULLY Renovated, Inside & Out!**

Property Type: **Town House**

Community: **Overlanders**

Price: **\$1395**

Bedrooms: **3**

Bathrooms: **1.5**

Square Footage: **1,090 Sqft**

Call: **780-244-8001**

In Summer, experience outdoor living on your AWESOME DECK - all that's needed is your barbecue. Storage Shed included.

Just outside your door is a powered Parking stall. A second parking stall may also be available if required.

Pioneer Estates is well-known for superior management, so you can expect trouble-free exterior maintenance and pride of ownership throughout the community. The community has completed major revitalization work, including new vinyl fences and siding, exterior finishes, and parking lot upgrades. Other benefits include newer windows and roofs to help control comfort and heating costs.

Value can be affordable. Your new home awaits!

PLEASE CALL to arrange an appointment

Tenant pays all utilities

Small pets require approval and \$45/month Pet Fee

No smoking in this impeccable home

This is the opportunity your family deserves!

## Owner [Info](#)

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Jeff Gunther

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✉ [info@jeffgunther.ca](mailto:info@jeffgunther.ca)