



## Edmonton Alberta

\$1,599,800

Over 5300sf of total living space custom built by Ace Lange. Fully finished walkout on a 10,393sf pie lot. 3 living areas, 2 full kitchens, 6 bedrooms+den, 6 bathrooms, triple tandem garage & private elevator.

Thoughtfully designed spaces & quality craftsmanship throughout. Tastefully chosen finishing palette for broad appeal. Upgraded throughout, including: 10' ceilings on main, 8' doors, multi-zoned heating/cooling, multi-zoned speakers, custom millwork, decorative ceilings & built-ins. Open layout on main level is perfect for family gatherings. Great room w/gas fireplace, main floor office, chef's kitchen w/large nook & direct access to deck for evening bbqs. Generous sized pantry/mudroom. Upper level features a bonus room w/dual functional areas, 3 full bathrooms, 4 bedrooms including an oversized primary suite, 5pc spa ensuite & dressing room.

Walkout level offers premium entertaining spaces for extended guest stays; 2nd kitchen, rec areas, 2 bedrooms & 2 bathrooms. Within catchment of 5 schools. (id:6769)

Second Kitchen 4.51 m X 2.16 m

Bedroom 5 4.02 m X 2.8 m

Bedroom 6 4.45 m X 3.35 m

Recreation room Measurements not available

Living room 8.23 m X 5.46 m

Kitchen 5.03 m X 3.38 m

Den 4.75 m X 3.08 m

Breakfast 4.71 m X 3.38 m

Primary Bedroom 5.03 m X 4.08 m

Bedroom 2 3.35 m X 3.08 m

Bedroom 3 3.96 m X 3.78 m

Bedroom 4 4.94 m X 3.08 m

Bonus Room 6.77 m X 5.79 m

Laundry room 4.97 m X 1.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)