



Edmonton Alberta

\$774,800

Beautiful Perry built GEM nestled on a QUIET street in prestigious Magrath Heights. Steps to park, ponds, ravine & Nellie Carlson K-9. Charming stone clad front verandah faces West w/great horizon views (sits at one of the highest points in the City). 2338 sf + a F/Fin lower level. 4 bedrooms in ttl w/3.5 bathrooms ideal for the growing family. Elegant open layout is perfect for entertaining. 9 ft ceilings, hardwood & natural light that streams through the many O/S windows. Flex rm (music rm, formal dining or den) opens onto the Great rm w/a cozy 3 sided gas FP. Beautiful kitchen w/ample cabinetry & granite counters, S/S appliances, island w/eating bar for 4, pantry & all adjacent to the nook area. Upstairs is a massive vaulted bonus rm w/a wet bar. Spacious bedrooms & a huge primary bedroom w/a spa like ensuite, 2nd gas FP & W/I closet. Basement has a family rm, games area, bedroom & 4 pc bath. Enjoy the fenced East/South facing backyard w/a covered deck & allows boat/trailer access. A/C & Low E windows (id:6769)

Bedroom 4 2.7 m X 3.73 m
Recreation room 8.01 m X 5.2 m
Living room 5.12 m X 4.51 m
Dining room 3.15 m X 4.26 m
Kitchen 4.19 m X 9.94 m
Breakfast 3.12 m X 3.15 m

Primary Bedroom 3.98 m X 5.57 m
Bedroom 2 3.29 m X 3.81 m
Bedroom 3 3.02 m X 3.63 m
Bonus Room 3.63 m X 5.8 m
Laundry room 2.38 m X 1.51 m

Listing Presented By:



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Royal

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