



## Edmonton Alberta

\$1,188,800

Elegant, incredibly maintained & well-appointed home in the highly sought after neighborhood of Magrath. 3036 sf of luxury living space (4300 sf ttl), this estate home will impress w/its vaulted, soaring ceilings & sun-filled great rm. Open concept layout is the perfect space to entertain. Stunning chef's kitchen w/ upgraded cabinets, modern granite countertops, Sub-Zero fridge & WOLF gas stove, massive floating island & walk-thru butler pantry. Main flr features spacious kitchen nook, formal dining rm, bedrm (or den)w/a full bthrm, laundry rm & convenient mudrm. Upstairs find the primary suite w/spacious/bright ensuite, 2 oversized bedrms & a sunny bonus rm w/18' ceilings. Well-lit basement equipped w/wetbar, rec space w/ FP, flex rm/gym, 2 add'l bedrms & full bthrm. Generous sized yard has mature trees & deck for entertaining. Steps to the ravine, park/pond, shopping, transit & K-9 school (1/2 blk to Nellie Carlson). BONUS 3 Att garage & AC. Easy access to the U of A/Downtown too! A perfect family home (id:6769)

Recreation room 3.39 m X 7.43 m

Bedroom 5 3.14 m X 4.04 m

Bedroom 6 3.13 m X 3.54 m

Living room 4.82 m X 4.57 m

Dining room 4.24 m X 3.44 m

Kitchen 4.3 m X 3.48 m

Bedroom 2 3.02 m X 3.43 m

Breakfast 3.94 m X 3.11 m

Primary Bedroom 5.73 m X 5.73 m

Bedroom 3 3.48 m X 3.52 m

Bedroom 4 3.03 m X 3.48 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)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.