



Edmonton Alberta

\$1,495,000

A backyard sanctuary within a sanctuary! Nearly 13,000sf of perfectly situated land in Larch Park backing & siding a walking trail! Grand main floor w/ soaring vaulted & coffered ceilings. Dream kitchen w/ hand painted cabinetry & elongated granite counter + main flr den. Upstairs find a primary suite boasting vaulted ceiling/beams, 2-sided fireplace & 5pc ensuite w/ heated floors. 2 more bdrms, bthrm & laundry. Basement finished w/ 9' ceilings, heated tiled flooring, a generous sized rec rm/wet bar, 2 bdrms, bthrm & imported h/w. Features incl triple garage w/ drain/taps, water softener, engineered h/w, acrylic stucco, built-in speakers & more. Gorgeous landscaping w/ treed fence line offering privacy & no rear neighbours (south yard). 2 seating areas: composite deck w/ pergola & natural stone patio/fire pit area. Larch Park offers immediate access to the ravine, walking distance to Nelly Carlson, high schools nearby, easy access to major arteries & plenty of retail/dining options. Perry-Built quality! (id:6769)

Bedroom 4 3.33 m X 4.12 m

Bedroom 5 3.62 m X 3.38 m

Recreation room 5.96 m X 9.79 m

Living room 6.16 m X 4.4 m

Dining room 3.93 m X 4.7 m

Kitchen 5.42 m X 4.97 m

Den 3.94 m X 3.02 m

Mud room Measurements not available

Primary Bedroom 4.54 m X 5.45 m

Bedroom 2 4 m X 3.41 m

Bedroom 3 3.33 m X 4.47 m

Laundry room 3.85 m X 1.9 m

Listing Presented By:



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