



## Edmonton Alberta

\$898,000

Welcome to this exceptional 3,200 sq ft home on a spacious 10,000 sq ft pie lot tucked away in a quiet cul-de-sac in Richford. A soaring two-storey foyer, curved maple staircase & floor-to-ceiling windows create an unforgettable first impression. Designed for family living, the main floor features a front living room, formal dining room, private den/bdrm, full bath, spacious family room w/ a gas fireplace & a bright breakfast nook overlooking the beautifully landscaped yard. The kitchen offers abundant cabinetry, granite countertops, pantry & direct access to the large deck. Upstairs you'll find 5 generous bdrms, including a luxurious primary retreat w/ a spa-inspired 5-piece ensuite, WIC & private balcony while a 2nd bdrm also enjoys its own ensuite & balcony. The 1,400 sq ft basement is 70% completed w/ 3 bdrms, a large recreation area, and room to add your finishing touches. You'll love the triple attached heated garage, mature landscaping, firepit area & unbeatable access to schools, shopping & golf. (id:6769)

Living room 3.63 m X 5.6 m  
Dining room 3.75 m X 3.37 m  
Kitchen 4.22 m X 3.37 m  
Family room 5.26 m X 4.22 m  
Den 4.88 m X 2.99 m  
Breakfast 4.82 m X 3.14 m  
Laundry room 2.21 m X 1.95 m

Primary Bedroom 5.79 m X 4.22 m  
Bedroom 2 4.38 m X 3.91 m  
Bedroom 3 3.99 m X 3 m  
Bedroom 4 3.68 m X 3 m  
Bedroom 5 3.32 m X 2.99 m  
Loft 3.75 m X 2.3 m

Listing Presented By:



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