



## 11409 63 Street Edmonton AB

\$1,100,000

Lovely, 2012 custom built 2433 sq ft 3 plus 2 bedroom home on 66' x 130' lot in the heart of historic Highlands. Beautiful main floor plan with 9' ceilings, living room features a cozy gas fireplace, designer kitchen with high quality appliances, skylights and breakfast bar, dining area, 2 bedrooms, full 4 piece bath, 2 pc powder room, laundry and rear mudroom. Upper floor is a principle bedroom retreat with large walk in closet and 5 pc bath. Fabulous basement includes a great rec room, 2 bedrooms, 4 pc bath and utility room. Extras include maple hardwood, Hunter Douglas silhouette blinds, heated floors in the primary, mudroom and basement, Central A/C, HE Furnace and boiler, water softener, triple pane windows, cherry wood cabinetry with granite countertops throughout. Private fenced & landscaped back yard, thermal spray foam insulation in basement, composite no maintenance front and rear deck w/gas BBQ outlet, heated 28' x 26' triple garage with 11' ceilings and room to park 3 more vehicles behind.

Listing Presented By:



Originally Listed by:  
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