



## 16910 44 Avenue Edmonton AB

\$1,488,800

Welcome to this exquisite 2 storey custom-built acreage home on 1.67 acres, with over 3,700 sq ft of living space looking over the beautiful Whitemud Creek Ravine. Very tranquil & private setting with a 4 car attached garage. As you enter, you're greeted by a spacious foyer flooded with sunlight from the expansive curved window wall. A uniquely designed stairwell leads you to the upper level which has 3 spacious bedrooms, 2 full baths and a laundry room. The primary bedroom has a private deck, large walk-in closet and a luxurious 5 pc ensuite. Main floor is open & bright with an additional half bath. Perfect for entertaining!! The chef's kitchen boasts of top-line finishes throughout; granite countertops, premium appliances, walk-trough pantry etc. Enjoy the spacious wrap-around deck with ravine views. A second curved stairwell leads you down to a fully developed walkout basement with a spacious rec room with pool table, wet bar, 2 bedrooms, 4 pc bath & a laundry/utility room. Truly an amazing property!!

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

[danlepine@shaw.ca](mailto:danlepine@shaw.ca)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)