



## 17540 109 Street Edmonton AB

\$919,000

WOW! Custom-built 2-storey with over 3980 sq ft of living space on a spacious PIE-SHAPED LOT in a cul-de-sac! Features include sundrenched rooms, custom built-ins & window coverings, surround sound system & gorgeous high-end vinyl plank floor w/ borders. A den (possible 6th bedroom) at the front of the home, mud room & large open living rm w/ stone f/p. Chef's kitchen has a huge island, walk-through pantry, loads of cabinets & counters, S/S appliances & large dining space w/ built-in bench seating. 4 oversized bedrooms upstairs including a DREAM PRIMARY SUITE w/ 2-sided fireplace, HUGE 5-piece spa inspired ensuite w/ vanity, huge soaker tub & walk-in closet. Lower level features a large sunken rec room/theater w/ wet bar, 5th bedroom, den w/ custom glass barn doors & full bath. Additional features include: Central A/C, Oversized Garage w/ room for 3 cars, dog run, covered maintenance free deck, all on a huge pie-shaped lot with space for a pool! Close to all amenities including the new Francophone school!

Listing Presented By:



Originally Listed by:  
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