



## 5823 109 Street Edmonton AB

\$1,297,700

The "European Country" INFILL SHOWHOME by Ace Lange Homes is FOR SALE! 2500 Sq ft home with ATTACHED GARAGE, on a mature lot (37.5 x 130), and in a superb central Location. Featuring 10 ft ceilings, 13 ft vault, and 8 ft doors. The main floor opens to an elegant open-to-above foyer elevated w/ tongue/groove FIR WOOD planks, shiplap, & wainscoting. THE CUSTOM MILLWORK is OUT OF THIS WORLD! The inspiring den space has SOLID FIR BEAM definition & ceiling detail. The design continues into the powder rm w/ full wood detailing & speciality quartz scalloped edges. The extended kitchen offers 3 tone cabinetry w/ a built-in dining hutch, bronze hardware, & OVERSIZED hood fan w/ CUSTOM PLASTER finish. The over-grouted stone fireplace exudes comfort & is elevated by a concrete surround. The upper floor ceilings are vaulted and include the Primary suite, 2 more beds w/ walk-in closets, Jack & Jill Bath, + bonus room. Includes AC, Garage Heater, Deck, Landscaping, Draperies, & Speaker. BASEMENT CAN BE DEVELOPED.

Listing Presented By:



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