



## Edmonton Alberta

\$1,775,000

Ravine Property located in Groat Estates offers park like living doorsteps to Downtown. Custom built total of 6,000 sq ft - 5 bedroom, 4 bathroom WALKOUT BASEMENT home features a QUADRUPLE floor-heated ATTACHED tandem GARAGE. SOUTH facing BACKYARD. Formal office with built in shelving, raw brick facing gas fireplace. Huge dining room, living room with a gas fireplace. Both spaces offer 24 foot cathedral ceilings. Chef's kitchen with professional appliances package, granite countertops, two sinks, 3 ovens, wet bar, and more. Three season power screened covered patio that continues to exposed deck. Upper level presents three bedrooms, laundry room and breathtaking views from the covered balcony. FULLY FINISHED walk-out basement with family room, gas fireplace, gym area, two bedrooms, bathroom, wet bar, humidity and temperature controlled HOT TUB ROOM with sliding patio doors to lower deck and large storage space. OVERSIZED DRIVEWAY. Sub-basement storage and shed. Minutes to Rogers Arena & restaurants. (id:6769)

Bedroom 4 3.8 m X 3.96 m  
 Bedroom 5 3.5 m X 4.87 m  
 Recreation room 8.7 m X 7.61 m  
 Storage 5.72 m X 4.4 m  
 Living room 6.52 m X 5.19 m  
 Dining room 5.95 m X 4.29 m  
 Kitchen 5.65 m X 4.51 m

Family room 4.85 m X 4.18 m  
 Office 4.9 m X 3.36 m  
 Primary Bedroom 6.28 m X 8.15 m  
 Bedroom 2 5.12 m X 6.23 m  
 Bedroom 3 5.21 m X 3.39 m  
 Laundry room 3.79 m X 2.77 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
 Edmonton, AB, T5L4P6

Phone: 780-982-1119  
 ahmadsai@remax.net

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