



## Edmonton Alberta

\$1,398,000

Nestled within the prestigious Groat Estates, this extraordinary 1912 home exudes timeless elegance and luxury. Meticulously and respectfully upgraded, this historic residence seamlessly blends its original charm with modern sophistication. The sandstone exterior, accompanied by a grand front verandah, sets the stage for the exquisite interior that await. These historic features are complemented by luxurious heated marble floors, chandeliers & modernized fireplaces. Thoughtfully modernized with advanced plumbing, heating systems, and environmentally friendly solar panels. The property also features a spacious triple garage and workshop, offering ample space for your vehicles and projects. The extremely private backyard is a haven of tranquility, expertly landscaped and extending to a secluded lookout nestled within a lush, tree-lined ravine. This home is not just a residence; its a rare opportunity to own a piece of history in one of the city's most exclusive neighborhoods. (id:6769)

Den 4.18 m X 4.11 m

Bedroom 3 3.95 m X 2.86 m

Living room 7.43 m X 4.05 m

Dining room 4.05 m X 3.61 m

Kitchen 4.09 m X 3.64 m

Family room 6.58 m X 2.6 m

Primary Bedroom 6.76 m X 4.65 m

Bedroom 2 5.6 m X 3.15 m

Listing Presented By:



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MaxWell Challenge Realty

<http://janicekosak.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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