



## Edmonton Alberta

\$1,275,000

PRIVATE RAVINE RETREAT IN PRESTIGIOUS GROAT ESTATES! Nestled in a secluded, forested ravine within Groat Estates, this stunning heritage home offers unmatched privacy and timeless elegance. Set on an immaculately landscaped lot, the home's sandstone exterior and inviting front verandah make a striking first impression. Inside, original character details blend seamlessly with thoughtful modern upgrades, including heated marble floors, modernized fireplaces, and sparkling chandeliers. The home has been respectfully updated with ADVANCED PLUMBING and HEATING systems, NEW WINDOWS as well as environmentally conscious SOLAR PANELS for sustainable living. The heart of this estate is its ravine-backed backyard—a peaceful, private oasis with a secluded lookout surrounded by nature. Whether relaxing in solitude or entertaining guests, this setting offers a tranquil escape just minutes from downtown. Additional features include a spacious triple garage and workshop. TRULY A SANCTUARY IN THE CITY! (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

Primary Bedroom 6.76 m X 4.65 m

Bedroom 2 5.6 m X 3.15 m

Bedroom 4 6.58 m X 2.6 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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