



## Edmonton Alberta

\$839,500

BRAND NEW TWO STORY HOME! 10 MINS FROM DOWNTOWN! 7 MINS from U OF A, 5 MINS TO WESTMOUNT SHOPPING MALL!! BRAND NEW MODERN TWO STORY+BASEMENT LEGAL SUITE+ TRIPLE GARAGE+200A POWER+2 FURNACES+ 2 HRVs! APPROX 3300 SQFT+6 BEDS+4 BATHS+MAIN LEVEL DEN WITH FULL BATH+ TWO KITCHENS+ FORMAL DINING WITH HIGH CEILINGS+BONUS ROOM+LIVING ROOM WITH SLIM ELECTRIC FIREPLACE+ CEILING DESIGNS AND LED STRING LIGHTS. HIGH END FINISHES+LED LIGHTINGS+CROWN MOULDINGS+ TWO TONED MODERN EUROPEAN STYLE KITCHEN+MASSIVE WATER FALL ISLAND+WALK IN PANTRY+SS APPLIANCES. HARDWOOD/HORIZONTAL METAL RAILING+STEP LIGHTING+ HARDWOOD FLOORING+ EXPANSIVE TILES & BACKSPASHES. OWNERS SUITE ->HIS & HERS SINKS+CUSTOM TILE SHOWER WITH GLASS DOOR. FF LEGAL SUITE-> 2BED+KITCHEN+DINING ROOM+ LARGE REC ROOM+ SPACE FOR THIRD BEDROOM+FULL BATH WITH TUB. LARGE DURA DECKS (10X24). MODERN SLEEK EXTERIOR+ACRYLLIC STUCCO+DESINER SIDINGS! LANDSCAPING INCLUDED FOR OCTOBER OFFERS. HURRY! HURRY! (id:6769)

Primary Bedroom 4.06 m X 3.86 m

Family room 5.18 m X 3.35 m

Bedroom 4 2.9 m X 3.5 m

Bedroom 5 3 m X 2.9 m

Second Kitchen 3.91 m X 2.43 m

Breakfast 2.43 m X 3.21 m

Living room 5.18 m X 3.81 m

Dining room 4.27 m X 3.66 m

Kitchen 4.27 m X 3.66 m

Den 3.45 m X 2.94 m

Bedroom 2 3.45 m X 3.05 m

Bedroom 3 3.05 m X 3.09 m

Bonus Room 3.45 m X 2.99 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.simranjhand.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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