



Edmonton Alberta

\$1,295,000

This Custom Luxury Home showcases exceptional craftsmanship & premium finishings throughout. Offering 3+3 bdrms & 6 baths, this home features 2,737 sq ft above grade plus a 1,256 sq ft fully finished legal bsmt suite. The main floor boasts a grand entryway, expansive living room w/wall-to-wall balcony, modern custom kitchen w/2 pantries, top of the line appliances & oversized waterfall island, and a spacious dining area leading to a massive deck. Upstairs offers 3 generous bdrms; the primary suite features a wall-to-wall west-facing balcony, elegant 5-pc ensuite & W/I closet. The 2nd bdrm includes a 4-pc ensuite & large W/I closet, while the 3rd bdrm showcases beautiful French doors & a wall-to-wall closet. The basement hosts a self-contained 3-bedroom suite w/2 full baths, stylish kitchen & 9' ceilings—ideal for extended family or income potential. Add'l features: oversized garage/doors, A/C, 9' ceilings on all levels, 8' doors, custom silver windows & more. Prime Allendale location near amenities & UofA. (id:6769)

Family room 3.97 m X 2.91 m

Bedroom 4 5.05 m X 3.32 m

Bedroom 5 3.42 m X 3.23 m

Bedroom 6 3.65 m X 3.26 m

Second Kitchen 3.55 m X 3.04 m

Living room 5.3 m X 5.02 m

Dining room 5.27 m X 4.68 m

Kitchen 6.11 m X 5.73 m

Mud room 4.52 m X 1.63 m

Primary Bedroom 5.79 m X 4.32 m

Bedroom 2 4.16 m X 4.28 m

Bedroom 3 3.75 m X 3.71 m

Laundry room 2.16 m X 1.82 m

Listing Presented By:



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MaxWell Challenge Realty

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



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