



## Edmonton Alberta

\$549,900

This modern farmhouse pairs timeless character with thoughtful upgrades throughout. A soft, natural colour palette and classic farmhouse finishes carry a cohesive, true-to-style design from room to room, grounded by refinished hardwood and engineered hardwood floors. Just off the kitchen, a beautiful south facing addition, and a charming butler's pantry with a spice-kitchen feel offers a private prep space that keeps the main kitchen effortlessly tidy. Five bedrooms, plus an upstairs office that easily converts to a sixth, offer remarkable flexibility for work. Three 3- and 4-piece bathrooms include one with a jetted jacuzzi tub, while the lower level is anchored by a stylish bar made for entertaining. Beyond the back door, an expansive yard and private hot tub create a true outdoor retreat, as inviting in January as in July. Schools and transit are minutes away, the University of Alberta is a 15-minute commute, and Anthony Henday Drive is just 6 minutes from the door, and a heated garage. A family home. (id:6769)

Bedroom 3 3.20m x 3.69m  
 Bedroom 4 3.34m x 4.08m  
 Bonus Room 5.58m x 7.28m  
 Bedroom 5 2.71m x 3.61m  
 Living room 5.61m x 4.11m  
 Dining room 2.56m x 3.59m

Kitchen 3.14m x 5.02m  
 Family room Measurements not available x 5.39 m  
 Primary Bedroom 3.88m x 3.57m  
 Bedroom 2 3.49m x 3.75m  
 Office 3.52m x 2.71m

Listing Presented By:



Originally Listed by:  
 Rimrock Real Estate



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