



## Edmonton Alberta

\$1,075,000

2500+ SqFt FULLY FINISHED home on a 460 SQM FULL SIZED lot in the heart of Westmount! Welcome to this custom built 3 bed + DEN w/ vaulted ceilings in both the primary bedroom & the spacious second floor bonus room! Built in 2016 with high end materials, this home offers Hardie board siding (home & garage) unique white metal roofing, a TRIPLE car garage (tandem) with an EV charging station, new epoxy floors, & an electric heater! Other hard to find features include, landscaping in the front & backyard, engineered hardwood floors throughout, infloor heating in the basement, a huge kitchen w/ a PANTRY, high end KitchenAid appliances, a wood burning fire place, triple pane windows, spacious laundry room, a very functional walk in closet, 200 AMP city electrical service & so much more. The best part? This home comes w/ a LEGAL 2 bedroom, side entrance, basement suite, a great mortgage helper previously rented for \$1650/month. Located right next to a small park, this is the one! (id:6769)

Bedroom 4 3.52 m X 4.27 m

Bedroom 5 3.63 m X 3.91 m

Primary Bedroom 4.17 m X 4.99 m

Bedroom 2 2.95 m X 4.14 m

Bedroom 3 3.05 m X 4.23 m

Listing Presented By:



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Logic Realty

<https://listquickyeg.com/>



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