



## Edmonton Alberta

\$898,000

Welcome to this CUSTOM BUILT home! With aprox. 2,700 sq. ft. total living space, this property offers 3 bedrooms and 2.5 baths. The open floor plan is filled with natural light, featuring a modern kitchen, flowing effortlessly into the dining room with views to the garden and living room enhanced by a cozy fireplace. Primary suite boasts a spa-inspired ensuite with STEAM SHOWER, bonus room w/ access to south balcony. Downstairs, find 2 additional bedrooms, full bath & family room with wet bar—perfect for entertaining. Outdoors, enjoy a private yard enhanced with a bubbler water feature and perennial gardens and patios. A true highlight is the OVERSIZED HEATED DOUBLE GARAGE WITH LARGE LOFT, ideal for workshop, studio or man cave. Energy efficiency shines with SOLAR PANELS. Set on a 4,300+ sq. ft. lot and located minutes from the University of Alberta, Whyte Avenue, downtown, and the river valley, this home combines style, function, and convenience. A true Queen Alexandra gem—move-in ready and designed to impress! (id:6769)

Family room 6.32 m X 3.6 m

Bedroom 2 3.41 m X 2.86 m

Bedroom 3 4.21 m X 3.78 m

Living room 5.03 m X 4.22 m

Dining room 3.17 m X 2.77 m

Kitchen 5.88 m X 3.76 m

Primary Bedroom 4.28 m X 3.54 m

Bonus Room 4.04 m X 3.83 m

Listing Presented By:



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