



## Edmonton Alberta

\$748,000

Welcome to 1095 Falconer Road\*\*former show home\*\*in prestigious Falconer Heights. Situated on a corner lot and walking distance to Riverbend Park and shops, this beautifully maintained two-storey\*about 2,600 sq ft above grade plus 1,400 sq ft finished basement\*\*Almost 4,000 sq ft total living space. The main floor features soaring ceilings, formal living and dining rooms, a remodeled kitchen with massive island,two pantries, breakfast nook opening to a large deck, family room, den, laundry, and half bath. Upstairs, the bright primary bedroom has a large walk-in closet and renovated ensuite with double sinks and walk-in shower, plus two bedrooms and an updated bath.\*Recently renovated basement\*includes new paint, vinyl plank flooring,a large rec room with bar, fourth bedroom, and 3-piece bath. Additional features: A/C, two newer furnaces,\*double oversized garage\*.Just a 13-mins walk to the library, 16 mins walk to rec centre,\*\*close to top-ranked schools.The home offers luxury and convenience for family. (id:6769)

Bedroom 4 22'7" x 18'5"

Recreation room 22'4" x 17'1"

Storage 25'4" x 29'5"

Living room 19'3" x 18'4"

Dining room 12'5" x 13'9"

Kitchen 12'9" x 15'5"

Family room 13'5" x 17'6"

Den 13'7" x 9'3"

Breakfast 18'2 x 9'8"

Laundry room 10'6" x 5'6"

Office 13'7" x 9'3"

Primary Bedroom 15'11" x 13'3"

Bedroom 2 10' x 9'10"

Bedroom 3 15'11" x 9'4"

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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