



## Edmonton Alberta

\$879,900

Modern farmhouse elegance meets a prime park-side setting in this air-conditioned ACCENT INFILL home facing Westmount Park. The bright open-concept layout showcases massive windows, 9' ceilings, and 1,885 sq ft of stylish living with 3 bedrooms and 2.5 baths. The gourmet kitchen features a gas cooktop, wall oven, oversized island, built-ins, and a wine fridge--perfect for entertaining--while oak hardwood and Caesarstone quartz add a refined finish throughout. The living room impresses with a tiled feature wall, gas fireplace, and custom shelving. Upstairs, the stunning primary retreat offers 16' vaulted ceilings, oversized windows, a walk-in closet, and a spa-like ensuite. Enjoy a screened-in deck overlooking the backyard with raised garden beds, plus a double detached garage and a fantastic location close to parks, amenities, and downtown. (id:6769)

Recreation room 8.59 m X 4.5 m

Utility room 7.29 m X 4.5 m

Living room 4.92 m X 4.9 m

Dining room 4.88 m X 3.28 m

Kitchen 5.06 m X 4.9 m

Other 4.23 m X 1.46 m

Sunroom 5.04 m X 3.11 m

Primary Bedroom 6.67 m X 4.85 m

Bedroom 2 3.71 m X 3.23 m

Bedroom 3 3.19 m X 3.07 m

Laundry room 2.58 m X 1.67 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://proctorteam.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.