



WE ARE BUYING THE LOT NEXT DOOR AND WILL PUT A RESTRICTIVE COVENANT ON IT
ZERO RISK OF MULTI FAMILY!

Edmonton Alberta

\$1,085,000

Set among Westmount's mix of character homes & modern infills, this bright 2005 custom built home offers something increasingly rare: a substantial family home on a full 650 m² lot, on a quiet street with no thru traffic and no risk of an 8 plex or multi family next door. The sun-filled main floor features 9' ceilings, hardwood, large windows & a generous kitchen with granite & oversized island, a great room, formal dining room & main floor den. Upstairs, the spacious primary retreat has a walk-in closet, 2 sided fireplace & 5 pce. ensuite with plus 2 more generous sized bedrooms, the main bath & a fully equipped laundry room. The bright finished basement has in-floor heating, family/theatre room, wet bar, 2 more bedrooms, 4 pce. bath & abundant storage. Beautifully private landscaped yard with 16' x 19' composite deck & lower concrete patio, plus an oversized heated double garage. Near great schools, community league, spray park & great shops & restaurants on 124 St. Priced below bank-appraised value (id:6769)

Family room 5.63 m X 4.13 m
 Bedroom 4 4.28 m X 4.08 m
 Bedroom 5 2.79 m X 3.56 m
 Storage 2.92 m X 3.07 m
 Utility room 3.4 m X 2.38 m
 Living room 4.9 m X 4.97 m
 Dining room 3.55 m X 4.28 m

Kitchen 4.57 m X 5.59 m
 Den 3.04 m X 3.47 m
 Mud room 3.61 m X 1.98 m
 Primary Bedroom 5.23 m X 5.01 m
 Bedroom 2 4.11 m X 4.7 m
 Bedroom 3 3.52 m X 3.63 m
 Laundry room 3.59 m X 2.29 m

Listing Presented By:



Originally Listed by:
 RE/MAX Excellence

<http://www.weknowyeg.ca/>



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