



## Edmonton Alberta

\$679,900

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://experiencerealtygroup.com/>

MORTGAGE HELPER - LEGAL 1-BEDROOM BASEMENT SUITE! Built by ACCENT INFILLS, Alberta's 2020 Builder of the Year, The WINNIFRED is located in the highly sought after community of Westmount. This modern 4-bed, 4-bath, 2-storey home offers 1,574 sq. ft. (builder plans show 1,684 sq. ft.) of exceptional design & functionality. The exterior features striking Shou Sugi Ban burnt cedar with Hardie Board & Batten for standout curb appeal. Inside, enjoy 9-ft ceilings, oversized windows, & an open-concept main floor with a gourmet kitchen, stainless steel appliances, & a large waterfall island--perfect for entertaining. The primary bedroom boasts a vaulted ceiling, walk-in closet, & a spa-like 5 piece ensuite. Professionally finished 1 bedroom Legal basement suite with private entrance, kitchen, full bath & in-suite laundry--ideal for income or guests! West-facing rear deck & double garage included. Located on a tree-lined street near top schools, the Brewery District, trendy restaurants, & vibrant 124th Street. (id:6769)

Bedroom 4 3.03 m X 2.78 m

Second Kitchen 4 m X 2.76 m

Living room 4.14 m X 3.75 m

Dining room 3.86 m X 3.75 m

Kitchen 5.06 m X 4.28 m

Primary Bedroom 4.45 m X 3.35 m

Bedroom 2 3.75 m X 2.86 m

Bedroom 3 4.43 m X 2.17 m

Laundry room 1.67 m X 1.52 m

**Ahmad Sai**  
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