



## Edmonton Alberta

\$929,900

Situated in trendy WESTMOUNT this CUSTOM BUILT home features an IN LAW SUITE and is absolutely IMMACULATE inside & out. The highest quality of finishing and pride of ownership is evident throughout. The main floor has 9' ceilings & features a front living room with GAS F/P, main floor DEN, updated kitchen with newer GRANITE counter tops, stainless steel appliances & access to the PARK LIKE backyard- it really is a true OASIS! Completing the main floor is a spacious dining nook & 1/2 bathroom. Upstairs there are 3 bedrooms. One is currently set up as a media room & features sound insulated floor and walls. There is a main 4pce bathroom & SECOND FLOOR LAUNDRY. The primary bedroom has a walk in closet, 4pce ensuite(with STEAM SHOWER) & BALCONY. The FULLY FINISHED basement has its own separate entrance & offers a FULL KITCHEN, living room, LAUNDRY & bedroom. The DOUBLE DETACHED garage has EPOXY FLOORS, 2x6 walls, 220V & the overhead door is 18x7. Central A/C & New HWT 2023. New shingles 2025 with WARRANTY. (id:6769)

Bedroom 4 3.72 m X 4.1 m  
Second Kitchen 3.11 m X 3.15 m  
Recreation room 5.7 m X 7.54 m  
Living room 6.19 m X 5.24 m  
Dining room 3.93 m X 6.29 m

Kitchen 3.45 m X 3.58 m  
Primary Bedroom 4.17 m X 4.74 m  
Bedroom 2 2.95 m X 4.65 m  
Bedroom 3 5.11 m X 3.42 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.erinwillman.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.