



## Edmonton Alberta

\$600,000

This is a special one! Prepare to be delighted by this absolute GEM in the mature neighborhood of Baturyn. Featuring 4 bd/ 4ba, over 3200 sqft of living space, soaring vaulted wood ceilings and an abundance of windows, this home was made for enjoyment! The main floor features a massive living room with brick fireplace, formal dining room, a 3pc bathroom and a large kitchen opening to an enclosed deck overlooking the pool--perfect for summer parties! Upstairs hosts a gorgeous family room with fireplace and access to the upper deck, a spacious primary retreat with two large closets and a 3-piece ensuite, two additional generous bedrooms with vaulted ceilings and a luxurious 3-piece bath. The fully finished basement offers a rec room with fireplace, huge laundry area, 4th bedroom or office, another 3-piece bath and a sauna. Thoughtful storage throughout the home plus newer roof, furnaces, and hot water tank. All in a great location with easy access to all amenities. You don't want to miss this one! (id:6769)

**Bedroom 4** 2.68 m X 2.55 m

**Laundry room** 4.44 m X 4.16 m

**Recreation room** 5.37 m X 5.45 m

**Utility room** 2.72 m X 3.32 m

**Living room** 5.52 m X 5.72 m

**Dining room** 4.54 m X 3.63 m

**Kitchen** 4.67 m X 4.18 m

**Sunroom** 5.99 m X 2.34 m

**Family room** 6.9 m X 3.63 m

**Primary Bedroom** 4.72 m X 4.76 m

**Bedroom 2** 4.72 m X 3.31 m

**Bedroom 3** 4.69 m X 3.31 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

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