



## Edmonton Alberta

\$1,215,000

Quality home, built by The House Company. Set on a reverse pie lot in a McKernan cul-de-sac that ensures its vistas remain preserved. Energy-efficient staggered stud construction, in-floor heat and cooling on all 3 levels, full of natural light. Freshly painted, engineered maple floors, beautiful terrazzo entrances, built-ins, Jeld-Wen windows, Hunter Douglas blinds, and Cat5/coax cabling throughout. Designed for both family living and shared accommodations, featuring a spacious entry, main-floor office/den, large kitchen with pantry, dining area with deck access, and functional mudroom/laundry. Upstairs offers an impressive primary suite, two more bedrooms, a bonus TV room/office/bedroom, and storage. Self-contained basement w/ kitchen with its own vent, and laundry hookups. Rare central Edmonton parking++ Heated attached double garage PLUS detached double garage, two driveways inside powered sliding gates, and secure parking for up to 9 vehicles or trailers etc. McKernan Splash park! (id:6769)

Bedroom 5 5.15 m X 3.84 m

Second Kitchen 4.01 m X 2.74 m

Recreation room 6.92 m X 5.11 m

Living room 8.26 m X 3.89 m

Dining room 4.19 m X 4.03 m

Kitchen 4.22 m X 4.2 m

Den 3.47 m X 3.39 m

Laundry room 3.3 m X 2.34 m

Mud room 2.62 m X 1.9 m

Pantry 2.54 m X 2.14 m

Primary Bedroom 7.33 m X 4.86 m

Bedroom 2 5.3 m X 2.95 m

Bedroom 3 4.83 m X 4.01 m

Bedroom 4 4.21 m X 4.15 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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