



Edmonton Alberta

\$1,795,000

This fully custom 2-storey infill sits on one of the neighbourhood's best pie-shaped lots, & the lot changes everything. The rear width of the home stretches 45'6, giving it a footprint that breathes. Step onto the covered front veranda overlooking the island park & you know this home is special. Inside, 10-ft ceilings & two living spaces anchor the main floor, with a massive kitchen, walk-in pantry, & gas fireplace. The kitchen overlooks the rear deck & west-facing yard, flooded w/ evening light every night. Upstairs, four bedrooms, a vaulted primary suite, & a massive dedicated laundry room. Downstairs, a fully finished basement with a 5th bedroom, gym, & second gas fireplace. Out back, a 745 sq ft, 2.5-car garage. Metal accent roofing, custom cabinetry throughout, panelled appliances, full yard and garden irrigation. 4,212 sq ft total. McKernan is walkable to the U of A, minutes to the LRT, and surrounded by some of Edmonton's best green space, schools, and river valley access. Just imagine life here. (id:6769)

Bedroom 5 4.93 m X 4.57 m

Recreation room 7.6 m X 6.01 m

Storage 4.03 m X 2.41 m

Living room 4.73 m X 4.27 m

Dining room 6.38 m X 3.71 m

Kitchen 4.68 m X 3.33 m

Family room 5.02 m X 4.12 m

Mud room 3.39 m X 2.63 m

Primary Bedroom 6.19 m X 4.47 m

Bedroom 2 3.92 m X 3.34 m

Bedroom 3 3.49 m X 3.35 m

Bedroom 4 3.53 m X 3.29 m

Laundry room 4.21 m X 1.74 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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