



## Edmonton Alberta

\$765,000

An elegant custom 2 storey home by Master Builder Montorio Homes blends into this historic neighborhood with a craftsman exterior. The bright modern interior features an open concept main floor with 9 foot ceilings, clear-span construction & engineered hardwood floors. A true chefs' kitchen with quartz countertops, large island, extensive cabinetry & walk in pantry. Upstairs offers 3 bedrooms, a main bathroom & laundry room. The primary suite includes a private deck, walk in closet and ensuite. A fully finished basement with a large flex space, 4th bathroom, office (convertible to 2 bedrooms) & ample storage. This home is thoughtfully designed with premium finishes, layered lighting, beautiful fireplace, indoor/outdoor sound system & custom window coverings. The double oversize heated garage is wired for a shop or EV with full parking pad. Situated on an extra deep lot with low maintenance landscaping, deck with pergola & firepit- steps from Downtown, River Valley, Rec Centre & community amenities. (id:6769)

Office 6.88 m X 2.67 m

Recreation room 4.09 m X 9.25 m

Utility room 2.78 m X 3.85 m

Living room 5.61 m X 5.52 m

Dining room 4.38 m X 2.7 m

Kitchen 4.9 m X 4.64 m

Primary Bedroom 4.12 m X 5.19 m

Bedroom 2 4.53 m X 4.27 m

Bedroom 3 3.05 m X 4.05 m

Laundry room 2.95 m X 1.51 m

Listing Presented By:



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