



## Edmonton Alberta

\$1,775,000

A rare opportunity offering space, versatility, and an unbeatable setting backing onto green space and park. This well maintained 6-bedroom, 5-bathroom home (plus 1 bed legal suite) is designed for elevated everyday living and effortless entertaining. The main floor features a dedicated office, a spacious kitchen overlooking the yard, and an adjacent living room with fireplace. Perfect for gathering. A formal dining area sets the stage for hosting, while the back deck extends your living space outdoors. Upstairs offers 3 bedrooms, a shared bath between two bedrooms, an additional 4 pc bath plus a generous primary retreat complete with a 5-piece ensuite and 2 walk in closets. The standout bonus room over the garage features a fireplace, wet bar, and private balcony with sweeping park views. The fully finished basement adds a rec room, two bedrooms, full bath, plus the 1-bedroom suite—ideal for extended family or income potential. New appliances, furnaces, and humidifiers complete this exceptional home. (id:6769)

Bedroom 6 2.94 m X 3.51 m

Bedroom 5 2.94 m X 4.29 m

Recreation room 8.88 m X 5.22 m

Second Kitchen 4.08 m X 5.63 m

Living room 7.76 m X 5.65 m

Dining room 4.71 m X 4.85 m

Kitchen 4.55 m X 6.71 m

Den 3.89 m X 3.79 m

Breakfast 4.95 m X 2.74 m

Primary Bedroom 6.57 m X 7.23 m

Bedroom 2 3.88 m X 4.73 m

Bedroom 3 4.29 m X 4.26 m

Bedroom 4 4.2 m X 3.84 m

Bonus Room 4.08 m X 6.67 m

Laundry room 2.9 m X 3.02 m

Listing Presented By:



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Century 21 All Stars Realty Ltd

<http://ashleytichkowsky.com/>



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