



Edmonton Alberta

\$2,190,000

A ravine between you and the North Saskatchewan River makes it hard to believe this Urban Acreage sits inside the city. Rural Residential zoning on the 1.247 acre parcel opens options to apply for: veterinary business, agriculture, an outbuilding & events. Windermere is SW Edmonton's premier community for those who value proximity without compromising privacy, with shopping, dining & a theatre minutes away. The 2016 two-storey opens to a double-height great room anchored by a gas fireplace, its large SW-facing windows framing the private, treed grounds. The chef-ready kitchen pairs a 36 Wolf Rangetop with generous granite workspace. Upstairs, each secondary bedroom has its own ensuite, while the owner's suite offers extensive custom dressing space & a grand ensuite. A paved drive leads to a triple garage with a pass-through bay, and the fully finished lower level adds a dedicated theatre, with dual A/C. Proximity & privacy on a rare acre and a quarter, minutes from the city yet a world apart. (id:6769)

Bedroom 4 5.14 m X 9.54 m

Recreation room 9.95 m X 9.87 m

Media 6.24 m X 4.43 m

Storage 6.79 m X 2.07 m

Living room 11.08 m X 11.34 m

Dining room 2.66 m X 4.71 m

Kitchen 5.42 m X 5.36 m

Office 4.86 m X 3.07 m

Primary Bedroom 9.09 m X 6.28 m

Bedroom 2 4.47 m X 4.59 m

Bedroom 3 3.7 m X 3.9 m

Bonus Room 5.3 m X 6.44 m

Laundry room 2.22 m X 3.61 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://www.hackandco.com/>



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