



## Edmonton Alberta

\$1,637,000

Exceptional Windsor Park living just steps from the University of Alberta, U of A Hospital, excellent schools, and Edmonton's spectacular River Valley trail system. Built in 2020, this thoughtfully designed 2-storey home offers over 3,800 sq ft of finished living space. The bright open-concept main floor features large windows, 10ft ceilings, abundant natural light, a spacious dining area, and a chef's kitchen with premium appliances, professional-grade gas range, dual sinks, and an oversized island. Upstairs offers 9ft ceilings, generous bedrooms, convenient laundry room, a luxurious primary suite with dressing room, and a rare second bedroom ensuite. The fully self-contained legal basement suite with 9-foot ceilings provides outstanding flexibility for extended family, a nanny, university students, or additional income. Enjoy the large south-facing backyard, expansive deck, and attached double garage. An outstanding opportunity in one of Edmonton's most sought-after neighbourhoods. (id:6769)

Bedroom 4 2.98 m X 4.22 m

Recreation room 5.02 m X 5.82 m

Utility room 4.55 m X 4.65 m

Living room 4.27 m X 5.25 m

Dining room 4.95 m X 3.94 m

Kitchen 3.66 m X 6.09 m

Den 3.01 m X 3.67 m

Family room 4.97 m X 4.06 m

Primary Bedroom 4.29 m X 4.48 m

Bedroom 2 3.47 m X 3.95 m

Bedroom 3 3.22 m X 4.42 m

Listing Presented By:



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Liv Real Estate

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