



## Edmonton Alberta

\$1,270,000

Stunning Brand-New Two-Storey with Legal Basement Suite in Laurier Heights! This beautifully crafted home offers over 3,400 sq ft of luxurious living space with 3 Master bedrooms, including a fully developed legal basement suite—ideal for rental income or mortgage help. Enjoy an open-concept layout with premium Belgian waterproof hardwood flooring and walls finished in modern patina by a local artist, adding unique texture and style. The chef's kitchen features custom cabinetry, built-in fridge, and double ovens—perfect for entertaining. High-performance spray foam insulation throughout, including interior walls, ensures energy efficiency and soundproofing. The basement suite has a private entrance, kitchen, laundry, and living space including the second Furnace. Located in prestigious Laurier Heights, near parks, top-rated schools, River Valley trails, and minutes from downtown. A rare chance to own a modern gem in one of Edmonton's most desirable neighborhoods! (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net