



## Edmonton Alberta

**\$1,175,000**

New HOME in Laurier Heights! This beautifully built 2 storey home offers over 3400 sq ft of thoughtfully designed living space. The main floor features a grand open-concept living & dining area that flows seamlessly into the kitchen overlooking the backyard. The kitchen includes a waterfall island, custom cabinetry, integrated fridge, double ovens, & walk-in pantry. The back entry provides convenience and easy outdoor access. Upstairs, you'll find a loft, laundry rm, serene primary bedroom with walk-in closet and relaxing ensuite, plus 2 spacious bedrooms—each with its own ensuite. Additional Upgrades: premium Belgian waterproof hardwood, artist-finished patina walls, & full spray foam insulation ensure beauty, efficiency, & quiet throughout. The 2-bedroom legal basement suite includes a private entrance, full kitchen, laundry, --ideal for rental income, extended family, or home business. Situated in Laurier Heights, just steps from the River Valley, the Zoo, parks, trails & schools. (id:6769)

Family room 5.72 m X 3.97 m

Bedroom 4 3.87 m X 2.42 m

Bedroom 5 3.87 m X 2.43 m

Second Kitchen 3.4 m X 2.78 m

Living room 6.36 m X 4.64 m

Dining room 4.83 m X 4.23 m

Kitchen 5.63 m X 3.98 m

Primary Bedroom 4.39 m X 4.11 m

Bedroom 2 4.14 m X 3.08 m

Bedroom 3 4.4 m X 3.15 m

Bonus Room 3.74 m X 3 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://cathycookson.com/>

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