



## Edmonton Alberta

\$1,600,000

Set on a rare 12,000 sq ft southwest-facing pie lot in Parkview, this extensively renovated two-storey offers over 4,000 sq ft of developed living space just minutes from Edmonton's River Valley and downtown. The home features 4 bedrooms, 3.5 bathrooms, and four fireplaces. The kitchen is anchored by a 12-ft granite island with double ovens and custom glass backsplash, overlooking the yard through a wall of windows. The lower level includes a sound-insulated media room with heated floors, theatre lighting, built-in speakers, and a gym/rec room. A spacious laundry room with sink and custom mudroom with built-in storage and sink add everyday function. Outside, SW yard with mature trees, irrigation, a concrete patio, and wood-burning fireplace create a private oasis. An oversized attached double garage plus heated 16' x 39' detached 4-car garage offers exceptional space for collectors, hobbies, or studio use. Hardie board siding, triple-pane windows, tankless hot water, EV charger, and more. (id:6769)

Den 3.6m x 3.5m

Media 6.2m x 4.6m

Laundry room 3.6m x 3.9m

Living room 5.1m x 6.6m

Dining room 4.4m x 4.5m

Kitchen 5.2m x 6.2m

Family room 5.3m x 4.9m

Primary Bedroom 5.1m x 3.2m

Bedroom 2 5.1m x 3.7m

Bedroom 3 3.1m x 3.7m

Bedroom 4 3.2m x 3.2m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://www.iconicyeg.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.