



Edmonton Alberta

\$625,000

Never before offered on mls, this architecturally inspired 1970's Contemporary is a rare opportunity in the heart of Grovenor, just one block from Ravine Drive. Designed around natural light and exceptional entertaining, this meticulously maintained home offers over 1450 sq.ft. above grade with hardwood floors, a wood-burning fireplace, formal dining room and functional eat-in kitchen. The showpiece is the spectacular south-facing family room where soaring vaulted ceilings, clerestory windows and floor-to-ceiling glass overlook your private courtyard oasis. The spacious primary retreat features a walk-through closet with 2-pc ensuite, while the lower level offers two generous bedrooms, a large family room, 3-pc bath and abundant storage. Complete with a high-efficiency Carrier furnace, double garage and beautifully landscaped, low-maintenance grounds. Steps to the River Valley, West Block, cafes, restaurants, Glenora, Crestwood and future LRT. A home with soul. (id:6769)

Bedroom 2 4.5 m X 2.95 m
Bedroom 3 4.27 m X 3.28 m
Bonus Room 5.8 m X 5.81 m
Laundry room 4.53 m X 2.65 m
Living room 5.98 m X 5.88 m
Dining room 4.15 m X 3.82 m

Kitchen 3.12 m X 2.77 m
Family room 5.99 m x Measurements not available
Den 3.58 m X 3.44 m
Primary Bedroom 4.78 m X 3.45 m
Breakfast 2.77 m X 1.72 m

Listing Presented By:



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