



## Edmonton Alberta

\$799,000

LUXURIOUS & INCOMPARABLE best describes this elegant RAVINE-BACKING home with a RARE & IMPRESSIVE (45 ft x 142 ft) backyard in desirable Woodhaven community of Edgemont! With over 3000 sq ft of architecturally designed living space, this 4 bed & 3.5 bathroom home boasts a wealth of design features expected in a property of this caliber including a DREAM GOURMET kitchen with beautiful Quartz counters, GAS STOVE, under cabinet lighting & large walk-through pantry. Upstairs offers a gorgeous primary bedroom with a spa-like ensuite & large walk-in closet, laundry, two additional bedrooms & bright bonus room with 11 ft ceiling. The 4th bedroom, full bathroom & large rec room can be found in the FULLY FINISHED BASEMENT. Additional premium features include A/C, built-in speaker system, HRV system, engineered hardwood floors, MDF shelving, PRIVATE rear deck w/ gas line & HEATED GARAGE. Close to parks, ponds, schools, shopping & all major transportation. In Showhome condition, 10/10! (id:6769)

Bedroom 4 3.54 m X 3.79 m

Recreation room 7.18 m X 7.74 m

Living room 5.64 m X 4.01 m

Dining room 2.72 m X 4.21 m

Kitchen 4.24 m X 4.21 m

Primary Bedroom 5.78 m X 4.2 m

Bedroom 2 3.53 m X 3.53 m

Bedroom 3 2.68 m X 3.28 m

Bonus Room 4.51 m X 3.97 m

Laundry room 3.27 m X 1.65 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.almahadzic.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.