



Edmonton Alberta

\$1,395,000

A rare ravine-backing opportunity in one of southwest Edmonton's most established and sought-after locations. Set on an exclusive address surrounded by mature trees, scenic trails, parks, schools, shopping, restaurants, and everyday conveniences, this property offers the kind of setting that is increasingly difficult to find. Resting on a stunning 13,395 sq. ft. lot and backing directly onto the ravine, the property is currently home to a sprawling two-storey residence with a walkout basement and 4,283 sq. ft. above grade, in addition to the walk-out basement. Ready for a full-scale renovation, complete reimagining, or custom redevelopment, this is an exceptional canvas for those with vision. With the ravine as its backdrop and a location known for its privacy, character, and long-term value, this property presents a remarkable opportunity to create something truly special in a setting that simply cannot be replicated. (id:6769)

Den 4.06 m X 4.49 m

Bedroom 6 4.45 m X 4.41 m

Recreation room 12.31 m X 13.76 m

Second Kitchen 3.19 m X 4.13 m

Living room 5.14 m X 4.59 m

Dining room 3.99 m X 5.28 m

Kitchen 5.2 m X 5.82 m

Family room 5.79 m X 4.66 m

Breakfast 3.82 m X 4.66 m

Laundry room 2.67 m X 2.94 m

Bedroom 5 5.41 m X 3.99 m

Primary Bedroom 7.05 m X 4.93 m

Bedroom 2 5.05 m X 4.35 m

Bedroom 3 5.32 m X 3.52 m

Bedroom 4 3.88 m X 4.62 m

Listing Presented By:



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Real Broker

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



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