



## Edmonton Alberta

\$1,299,000

This is the one you've been waiting for! Welcome to this elegantly renovated two-storey, with a huge rooftop patio, in the highly desirable neighbourhood of Rio Terrace. Situated on a expertly manicured 11,290 SF lot, and across the street from the North Saskatchewan River Valley, this 4-bedroom home offers exceptional space and function for modern family living. The main floor is spacious and bright, featuring a magazine worthy living room with stone-facing fireplace and massive south facing windows. Kitchen was designed with the chef in mind, and adjacent dining room is the spot to host all your dinner parties. Down the hall you'll find a large office/den with access to the backyard & side gate - perfect for a home based business! Upstairs you'll find three generous bedrooms including a stunning primary retreat with a massive walk-in closet & 3-piece ensuite, plus a full main bath. The basement is fully finished with large rec/family room, half-bath and 4th bedroom! Double attached garage, A/C & more! (id:6769)

Family room 6.45 m X 4.21 m

Bedroom 4 3.16 m X 2.91 m

Utility room 3.16 m X 2.73 m

Living room 5.82 m X 4.36 m

Dining room 3.55 m X 2.79 m

Kitchen 5.91 m X 3.44 m

Den 4.33 m X 3.35 m

Laundry room 3.25 m X 2.36 m

Primary Bedroom 4.97 m X 4.06 m

Bedroom 2 3.94 m X 3.37 m

Bedroom 3 3.37 m X 2.55 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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

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