



## Edmonton Alberta

\$3,989,000

Unobstructed River View, directly on lower banks of the North Saskatchewan River, this Elegant 5400+sqft Walkout Bungalow, w/attached heated Double Garage, privately nestled on 1 acre, within Edmonton city limits. Home completely re-built, ground up & new addition in 2000. The interior of this extraordinary residence is adorned w/ Vaulted ceilings, open floor plan, stunning floor to ceiling windows capturing river view & beautifully landscaped yard. 2-Sided cultured stone gas F/P enjoyed from Living Rm & Dining area, natural stone flooring, large quartz island & countertops, custom cabinetry, Blanco sink all enhance this large custom kitchen New 2015. Main floor Masterbdrm, 5pc Ensuite including Jet tub, custom stone shower, access to full length West Deck w/river view. Large Family/Entertainment Rm, 3Pc Bath, 2 additional Bdrms w/ JacknJill 4pc. In floor heat; main, basement, all baths. Cozy Loft, Walkout basement 9ft ceilings, 2 Bdrms, 2-4pc bath & large laundry, 2nd Detached Double Garage, City water & so much more. (id:6769)

Bedroom 6 12'10 x 14'8  
Additional bedroom 15'4 x 14'8  
Recreation room 18'10 x 35'3  
Living room 21'11 x 29'3  
Dining room 13'3 x 13'1  
Kitchen 15'1 x 20'6  
Family room 18'6 x 26'4

Primary Bedroom 15'11 x 14'1  
Bedroom 2 10'11 x 12'10  
Bedroom 3 13'8 x 11'3  
Mud room 10'8 x 8'5  
Bedroom 4 9'11 x 14'3  
Bedroom 5 8'10 x 12'1  
Loft 16'9 x 26'9

Listing Presented By:



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CIR Realty

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