



## Edmonton Alberta

\$729,900

SPACIOUS 2-STOREY WITH INCREDIBLE POTENTIAL! Located in desirable Carlton, this massive home is ideal for large or extended families and buyers looking to add value with some TLC. Offering 6 bedrooms + office, 4 bathrooms, and over 4,500 sq.ft of total living space, there's room for everyone. The grand entry features soaring cathedral ceilings leading to a formal living and dining area with a 3-sided fireplace. The oversized kitchen includes maple cabinetry, a walk-through pantry, eat-up island, and sunny breakfast nook with garden door to the deck. A cozy family room with gas fireplace and large windows anchors the main floor. The stunning custom curved staircase with iron railings connects all levels. Upstairs offers 4 bedrooms, including a primary with ensuite, jacuzzi tub, double sinks, laundry room, family bath, and loft space. The fully finished basement boasts 9' ceilings, in-floor heating, pot lights, a bathroom, and 2 additional bedrooms. A/C included. A fantastic opportunity in a prime location! (id:6769)

Bedroom 5 3.44 m X 3.26 m  
 Bedroom 6 3.47 m X 3.07 m  
 Recreation room 10.52 m X 9.9 m  
 Utility room Measurements not available  
 Living room 4.38 m X 4.05 m  
 Dining room 3.38 m X 5.45 m  
 Kitchen 4.78 m X 4.65 m  
 Family room 4.39 m X 4.21 m

Den 3.8 m X 3.37 m  
 Primary Bedroom 5.75 m X 4.31 m  
 Bedroom 2 3.84 m X 3.86 m  
 Bedroom 3 3.84 m X 3.62 m  
 Bedroom 4 3.7 m X 3.66 m  
 Loft Measurements not available  
 Laundry room 4.05 m X 3.18 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Elite



**RE/MAX River City**

13120 St Albert Trail NW,  
 Edmonton, AB, T5L4P6

Phone: 780-982-1119  
 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.