



Edmonton Alberta

\$629,900

Impeccably cared for and brimming with timeless elegance, this stunning 4-level split offers 2,265 sq. ft. of intellectually designed living space in prestigious Patricia Heights, just a short stroll from the ravine. Rich hardwood flows through the inviting front family room into a sunlit dining area, with access to the deck overlooking your glorious south-facing backyard. The chic kitchen sparkles with classic white cabinetry & luxurious quartz counters. Four bright, airy bedrooms, including a convenient main-floor retreat, are serviced by a private upper 4pc bath or the stylish 3pc main bath. A second family room creates a captivating gathering space, crowned by a rare Tyndall stone-encased, wood-burning fireplace & patio access to the fenced sanctuary beyond. Downstairs, an enormous finished rec room adapts beautifully to any lifestyle, alongside an astonishing amount of storage. A long RV-friendly driveway & double garage complete this exceptional, lovingly maintained home in a truly coveted setting. (id:6769)

Recreation room 23'7 x 19'6

Storage 24'1 x 21'4

Storage 9'1 x 7'5

Living room 15'4 x 12'9

Bedroom 4 12'8 x 9'3

Dining room 12' x 9'3

Kitchen 12' x 11'9

Family room 20'9 x 12'11

Primary Bedroom 12' x 11'4

Bedroom 2 13'10 x 11'4

Bedroom 3 10'5 x 9'5

Listing Presented By:



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