



## Edmonton Alberta

\$998,000

Exceptional 2023 BILD Award-winning Custom Net Zero estate backing onto the pristine Wedgewood Ravine, offering rare privacy, architectural distinction, and forward-thinking design. This meticulously crafted 4-bedroom+den, 3.5-bath residence features elevated finishes a refined layout w/a main-floor den, expansive open-concept living areas, a chef-inspired gourmet kitchen w/built-in upgraded appliances & a fully finished basement ideal for entertaining or family living. Engineered to the highest performance standards achieving a 0 GJ/year EnerGuide rating, w/a 16.44 kW solar PV system, air-source heat pump for heating & cooling, HRV, drain water heat recovery, EV charging (240V) & 200AMP service. Superior construction includes AeroBarrier air sealing, R-80 ceiling, R-34 walls, R-10 basement slab & triple-pane windows. Smart home technology for lighting, blinds, curtains & thermostats, while CAT6 wiring, built-in speakers, LED lighting & multi-zone climate complete this exceptional ravine side offering. (id:6769)

Bedroom 4 2.96 m X 4.19 m

Living room 4.71 m X 5.77 m

Dining room 3.52 m X 3.04 m

Kitchen 4 m X 5.06 m

Den 3.52 m X 3.04 m

Primary Bedroom 4.86 m X 4.93 m

Bedroom 2 3.77 m X 3.07 m

Bedroom 3 3.18 m X 3.12 m

Bonus Room 4.9 m X 3.81 m

Laundry room 1.51 m X 2.3 m

Listing Presented By:



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Rimrock Real Estate

<http://rimrockrealestate.ca/>

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