



## Edmonton Alberta

\$1,395,000

The river valley at your front door! This upgraded estate home offers over 3,000 sq ft plus a developed basement, a triple garage, and lush landscaping that surrounds you in natural beauty. The showstopping exterior features a soaring portico and incredible curb appeal. Inside, a grand curved staircase and open second-floor hallway make a dramatic first impression. The custom Heritage kitchen is a masterpiece of craftsmanship and quality, complemented by beautifully renovated baths and timeless finishes throughout. The like-new condition is evident at every turn. A fully finished basement with second kitchen provides flexible space for entertaining or multi-gen living. The palatial primary suite is fit for Royalty and features a covered balcony with sweeping views and the ensuite is like a dream Grecian spa. Your private backyard oasis is complete with patio, deck, and gorgeous garden beds. With a newer metal roof for peace of mind, this awe inspiring home is unforgettable! (id:6769)

Bedroom 4 3.64 m X 3.52 m

Second Kitchen 2.39 m X 3.39 m

Games room 3.34 m X 5.46 m

Cold room 2.54 m X 2.37 m

Living room 3.78 m X 4.55 m

Dining room 3.99 m X 3.96 m

Kitchen 3.77 m X 3.53 m

Family room 4.88 m X 4.44 m

Den 2.98 m X 3.33 m

Breakfast 5.02 m X 2.88 m

Laundry room 2.51 m X 2.97 m

Primary Bedroom 9.15 m X 6.39 m

Bedroom 2 3.65 m X 3.49 m

Bedroom 3 3.63 m X 3.49 m

Listing Presented By:



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Coldwell Banker Mountain Central

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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