



## Edmonton Alberta

\$787,500

MINUTES FROM RIVER VALLEY & TRAILS! LARGE CORNER LOT! Exceptional custom built 2 storey home offers the perfect blend of space, comfort & convenience for a growing family. Built with quality craftsmanship & lovingly maintained by original owners. Main floor features a beautifully remodelled kitchen with timeless white appliances & casual eating area. Formal dining room & spacious living room provide an elegant space to entertain while the family room offers a warm & inviting space to relax with traditional wood burning fireplace. Upstairs offers 6 bedrooms including a generous size primary with 3pce ensuite & walk-in closet. Large room over the garage offers flexibility as a bonus room/studio/flex space. Basement is finished with a second family room, games room, rec space with nostalgic bar & tons of storage. Additional highlights include heated oversized double attached garage, RV parking, cedar closet, main floor laundry, 2 stairwells, deck & greenhouse. This is a place you will be proud to call home! (id:6769)

Recreation room 7.43 m X 4.01 m

Living room 5.76 m X 5.59 m

Dining room 4.47 m X 3.68 m

Kitchen 4.09 m X 2.7 m

Family room 5.56 m X 4.09 m

Breakfast 3.01 m X 2.02 m

Laundry room 2.6 m X 2.02 m

Primary Bedroom 6.94 m X 4.03 m

Bedroom 2 3.86 m X 2.74 m

Bedroom 3 4.58 m X 2.53 m

Bedroom 4 3.48 m X 2.18 m

Bonus Room 6.87 m X 4.06 m

Bedroom 5 3.99 m X 2.97 m

Bedroom 6 6.87 m X 4.06 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://deanandosmond.com/>



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