



## Edmonton Alberta

\$1,200,000

Nestled in Westbrook Estates with a picturesque backdrop of the Derrick Golf Course, this 0.34-acre property offers a tranquil setting with mature trees & a fenced yard for privacy. This 3020 total sq ft home is move-in ready, with a newly redesigned open-concept main floor with a spacious living room, modern kitchen with skylights, granite countertops, a sizeable island, and an inviting eating bar that overlooks the verdant backyard. The dining area seamlessly transitions into the family room with a cozy fireplace and access to a covered sunroom. Boasting 3 bedrooms and 3.5 bathrooms, the primary suite includes a walk-in closet, a lavish ensuite with a jacuzzi tub, dual sinks, a separate shower, and a balcony offering serene views of the natural surroundings. Additional highlights encompass central air conditioning, an upstairs laundry room, and a fully finished basement with a second family room, bedroom, office, bathroom, and ample storage space. Conveniently located near great schools with easy access (id:6769)

Bedroom 3 2.7 m X 2.81 m

Recreation room 6.37 m X 4.03 m

Living room 6.65 m X 4.29 m

Dining room 2.53 m X 4.81 m

Kitchen 6.66 m X 4.81 m

Family room 4.62 m X 3.7 m

Sunroom 4.74 m X 3.56 m

Primary Bedroom 4.63 m X 4.58 m

Bedroom 2 2.81 m X 3.56 m

Laundry room 3.87 m X 2.35 m

Listing Presented By:



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Century 21 Masters

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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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