



## Edmonton Alberta

\$752,000

Welcome to this 2-storey, 2,657 sq ft modern home with over 3,700 sq ft of total space including an unfinished basement in Ambleside. This award-winning open-concept plan features 9-foot ceilings, 8-foot doors, and three spacious upstairs bedrooms, including a primary suite with a generous walk-in closet and spa-inspired ensuite with Jacuzzi tub. The main floor offers a private office/den, and laundry room with sink, connecting to a chef's kitchen with built-in double oven and microwave, high-end SS appliances, granite countertops throughout, custom white cabinetry, and a large granite island. This south-facing home is filled with natural light inside and out, while the spacious unfinished basement with large windows offers excellent future development potential. Located just steps from parks and walking trails and an 8-minute walk to the neighbourhood school through the community park. Conveniently located just 2-5 minutes from the future high school, recreation centre, and Anthony Henday Drive. (id:6769)

Living room 14'10" x 15'

Dining room 14'5" x 10'6"

Kitchen 14'2" x 12'10"

Den 11'7" x 12'2"

Laundry room 7'4" x 8'7"

Mud room 9'2" x 7'2"

Primary Bedroom 15'8" x 15'7"

Bedroom 2 12'11" x 10'3"

Bedroom 3 12'11" x 10'3"

Bonus Room 20'11" x 11'5"

Listing Presented By:



Originally Listed by:  
Initia Real Estate



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