



## Edmonton Alberta

\$1,075,000

Located in one of West Edmonton's most prestigious communities, this solidly built 2-storey home sits on a quiet 9500 sq ft treed lot directly across from a greenbelt and surrounded by luxury \$2M+ properties, with river access nearby. Offering over 3,600 developed sq ft, this 4-bedroom, 3.5-bath home features an open beam floor plan, hardwood flooring on the main and upper levels, and 2 stunning all-masonry wood-burning fireplaces. The well-maintained home includes a finished basement with wet bar, a spacious 3-season sunroom, and a private upper deck off the primary suite. Recent upgrades include furnace, humidifier, hot water tank, and central A/C. The beautifully landscaped yard features irrigated garden areas and a large outdoor brick smoker/barbecue rotisserie. Complete with attached double garage, central vac, and all major appliances included. A rare opportunity to make this your home! (id:6769)

Living room 4.65 m X 4.66 m

Dining room 2.81 m X 4.3 m

Kitchen 2.83 m X 4.09 m

Family room 4.1 m X 5.37 m

Bedroom 4 3.02 m X 3.49 m

Sunroom 2.8 m X 5.14 m

Primary Bedroom 4.16 m X 4.24 m

Bedroom 2 3.33 m X 3.62 m

Bedroom 3 2.72 m X 4.35 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.mwrealty.ca/>



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