



Edmonton Alberta

\$1,259,000

An estate for all seasons and all reasons. This premier 1.18 acre property in exclusive Grandisle Point is a unique investment opportunity for today and the future. Privacy & seclusion & serenity in the city. The home has been lovingly maintained & upgraded. 50 yr. shingles in 2014; kitchen redone 2017; some new doors & windows, 200 amp house service. The home offers 2330 sq.ft. plus a fully developed walkout basement. 4 bedrooms - 2 on the main & 2 upstairs 3.5 bathrooms gorgeous hardwood floors; kitchen with island, corian counter tops; SS built in appliances; eating bar & large dining room. Spacious laundry/mud room. Sunken living room with curved fireplace and huge windows overlooks the river and valley views. A total of 3 balconies & 2 huge patio areas, on every side of the home has sweeping vista of the views & manicured lawns. West deck has a built in brick Bar BQ; lower deck on east side has a hot tub. The lower level has family room with 2nd fireplace, rec rm with wet bar. Brand new AC installed (id:6769)

Family room 4.44 m X 6.99 m

Recreation room 5.25 m X 10.81 m

Living room 5.18 m X 7.42 m

Dining room 4.59 m X 3.31 m

Kitchen 4.43 m X 4.16 m

Primary Bedroom 4.6 m X 3.49 m

Bedroom 2 3.54 m X 3.23 m

Laundry room 2.88 m X 4.43 m

Bedroom 3 2.82 m X 4.35 m

Bedroom 4 4.47 m X 4.35 m

Listing Presented By:



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Century 21 Masters

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