



## Edmonton Alberta

\$949,000

Absolutely stunning 2373 sqft bungalow backing directly onto Blackmud Creek Ravine--this is the one you've been waiting for. Located in a quiet cul-de-sac in desirable Twin Brooks, this rare pie-shaped lot offers a beautifully landscaped, oversized backyard with direct access to scenic walking and biking trails. Inside, the home offers 2 beds up plus den, 2 more beds down plus flex room, is bright and spacious with 9' ceilings throughout and vaulted ceilings in the foyer and great room. The formal dining area with pillars is perfect for entertaining, while the expansive kitchen features solid oak cabinetry and abundant counter space. The fully developed basement is exceptional, offering 9' ceilings, large windows, two furnaces, & incredible flexibility. Complete with a wet bar, full-size fridge, dishwasher, built-in sound wiring, three bedrooms, massive storage, and cold room. With central A/C and an unbeatable ravine location, this is a rare opportunity in one of Edmonton's most sought-after communities. (id:6769)

Bedroom 3 5.91 m X 4.26 m

Bedroom 4 3.14 m X 3.62 m

Recreation room 6.5 m X 10.46 m

Living room 6.69 m X 5.38 m

Dining room 3.59 m X 4.5 m

Kitchen 4.07 m X 5.33 m

Primary Bedroom 6.86 m X 5.02 m

Bedroom 2 5.73 m X 3.65 m

Office 3.49 m X 3.41 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

<http://www.adamdirksen.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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