



# Edmonton Alberta

\$1,750,000

Rare 1.09-acre property in Edmonton's prestigious Windermere backing onto greenspace, offering private acreage living within city limits. From front porch, through open foyer, you are welcomed into the open-concept main floor, ideal for families and entertaining; a well aligned stairway, family room and living room all beckon you in. There is a seamless flow between the living room, dining area and sunroom to the rear deck for BBQs or morning coffee w/the kitchen opening here to complete the flow. Large laundry and a 2-pce bath complete the main level. Upstairs offers a bonus room, 4 bedrooms, 4-pc bath and an impressive primary retreat with luxurious 7-pce ensuite. The fully finished lower level includes a rec room with wet bar, gym, 3-pc bath, office & plenty of storage. Heated oversized detached garage offers space for vehicles, hobbies or workshop use. Minutes to schools, shopping, golf and river valley trails, this beautifully designed home blends space, comfort and lifestyle. (id:6769)

- Den 5.09 m X 4.88 m
- Recreation room 11.18 m X 6.05 m
- Storage 5.21 m X 4.24 m
- Living room 5.48 m X 5.29 m
- Dining room 4.73 m X 5.29 m
- Kitchen 4.67 m X 5.94 m
- Family room 6.65 m X 5.18 m

- Sunroom 3.15 m X 5.54 m
- Primary Bedroom 5.23 m X 5.49 m
- Bedroom 2 5.23 m X 3.94 m
- Bedroom 3 4.58 m X 4.7 m
- Bedroom 4 4.58 m X 4.73 m
- Bonus Room 5.22 m X 3.53 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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



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