



Edmonton Alberta

\$1,395,000

RARE OPPORTUNITY in an unbeatable riverside location! Set on an impressive 72' x 149' lot just steps from the river valley trails and surrounded by luxury custom builds, this prestigious address offers endless possibilities. Build your own premium bespoke retreat that blends beautifully with the community and meets everyday convenience, close to top-rated schools and just minutes to Downtown and the U of A. Or reimagine the existing mid-century modern bungalow, filled with character and offering a front living room, dining area, spacious kitchen and dining nook overlooking the backyard. The main level features three bedrooms and two full baths, while the basement adds two more bedrooms, a full bath, rec room and tons of storage. Enjoy a private, mature yard and double attached garage. An exceptional property, lot and location ready for your vision! (id:6769)

Bedroom 4 4.21 m X 2.85 m

Bedroom 5 4.21 m X 2.85 m

Recreation room 9.37 m X 5.77 m

Living room 7.03 m X 3.94 m

Dining room 4.23 m X 3.04 m

Kitchen 4.05 m X 3.26 m

Family room 4.19 m X 2.62 m

Primary Bedroom 4.79 m X 3.65 m

Bedroom 2 3.71 m X 2.88 m

Bedroom 3 4.07 m X 3.1 m

Breakfast 4.14 m X 2.08 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://cathycookson.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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