



## Edmonton Alberta

\$1,385,000

POND VIEWS, WALKOUT BASEMENT, TRIPLE GARAGE! Backing directly onto the pond, this impressive 3,346 sqft, walk-out two-storey offers exceptional space, privacy, & flexibility for modern living. The main floor features stunning lake views, a beautiful living room with fireplace, designer kitchen with double islands & dual sinks, massive walk-in pantry, in-floor heating, & an elegant dining area ideal for hosting family & friends. Upstairs, enjoy a spacious bonus room with wet bar, a luxurious primary retreat with private balcony, luxurious 5-piece ensuite, huge walk-in closet, plus two additional bedrooms, full bath, and laundry. The walkout basement is full of opportunity, finished with in-floor heated epoxy flooring, a large bedroom, full bath with steam shower, living area with kitchenette, & versatile flex spaces. Low-maintenance landscaping with turf & perennials completes the setting. Walk to the K-6 school, with quick access to shopping, groceries, Currents of Windermere, & the Henday. Welcome home! (id:6769)

Den 2.79 m X 3.1 m

Bedroom 4 5.14 m X 3.3 m

Bedroom 5 3.19 m X 3.43 m

Office 3.19 m X 3.45 m

Living room 5 m X 4.76 m

Dining room 3.2 m X 6.99 m

Kitchen 4.24 m X 5.25 m

Mud room 3.04 m X 2.55 m

Family room 4.64 m X 5.94 m

Primary Bedroom 7.64 m X 6.38 m

Bedroom 2 3.96 m X 4.31 m

Bedroom 3 4.85 m X 3.39 m

Listing Presented By:



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