



## Edmonton Alberta

\$659,600

RARE 5-BEDROOM PACESETTER HOME STEPS TO THE RIVER VALLEY! LOCATION, LOCATION, LOCATION! Welcome to this sun-soaked PACESETTER home in WINDERMERE, positioned WALKING DISTANCE to RIVER VALLEY TRAILS, WINDERMERE GOLF & COUNTRY CLUB, and green spaces. The WEST-FACING FRONT captures beautiful evening sunsets, while the EAST-FACING BACKYARD floods the morning with natural light. Inside, the 1,976 SQ.FT. open layout features gleaming HARDWOOD FLOORS, a dedicated MAIN FLOOR DEN, and a CHEF'S KITCHEN with GRANITE COUNTERTOPS, WALK-IN PANTRY and sunny DINING AREA. Upstairs features a MASSIVE BONUS ROOM that serves as a bright retreat, alongside two spacious junior bedrooms and a KING-SIZED PRIMARY bedroom with a spa-like 5PC ENSUITE. The spacious FULLY FINISHED BASEMENT with a cozy REC ROOM, TWO additional bedrooms and a full bath--perfect for guests. Complete with an INSULATED/DRYWALLED DOUBLE GARAGE, BIG BACKYARD, and a LARGE DECK. A 10/10 home in a 10/10 location! You don't want to miss this one! (id:6769)

Bedroom 4 2.3 m X 4.04 m  
Bedroom 5 3.82 m X 2.71 m  
Recreation room 4.67 m X 5.9 m  
Living room 4.39 m X 4.3 m  
Dining room 3.92 m X 3.12 m  
Kitchen 3.18 m X 4.51 m

Office 3.07 m X 3.02 m  
Laundry room Measurements not available  
Family room 4.37 m X 4.28 m  
Primary Bedroom 4.73 m X 4.32 m  
Bedroom 2 3.11 m X 2.96 m  
Bedroom 3 3.11 m X 3.04 m

Listing Presented By:



Originally Listed by:  
Exp Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.