



## Edmonton Alberta

\$1,249,700

Live the Good Life in this truly one-of-a-kind acreage property in the heart of the city. Tucked away in River Heights, yet minutes to Anthony Henday and SW Edmonton, this expansive lot stretches all the way down to the creek. Watch sunsets from the south-facing deck or step out from the walkout basement into your own peaceful retreat filled with birds, wildlife, and greenery. The home features Brazilian hardwood flooring, a chef's kitchen w/ oversized island and tall cabinetry, and large windows framing the incredible backyard. A main-floor guest suite includes its own ensuite and patio access. Upstairs offers a bonus room and a stunning primary retreat with dual closets and spa-inspired ensuite. The walkout basement has tall ceilings, hydronic in-floor heat w/ multiple zones, 3 additional bedrooms, and flexible living space. Heated garages, EV plugs, attic space, and storage areas add exceptional functionality. A rare opportunity to own country living in the city. Visit REALTOR(R) website for more info! (id:6769)

Bedroom 3 4.06 m X 3.98 m

Bedroom 4 3.07 m X 3.8 m

Bedroom 5 3.04 m X 2.74 m

Second Kitchen 4.83 m X 4.37 m

Recreation room 8.21 m X 8.67 m

Living room 5.84 m X 7.19 m

Dining room 5.51 m X 4.98 m

Kitchen 3.59 m X 3.71 m

Bedroom 2 4.7 m X 5.1 m

Mud room 3.8 m X 4.27 m

Primary Bedroom 4.88 m X 6.13 m

Bonus Room 5.09 m X 4.03 m

Listing Presented By:



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



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