



Edmonton Alberta

\$999,850

Experience elevated living in this exceptional property in Capilano. Renovated over the past few years with the utmost attention to detail. Offering close to 3,300 sq ft of beautifully developed living space. Every aspect of this home was carefully planned and carried out. Not enough space to list all renos, but here are a few.

Building envelope was fully gutted to studs, framing upgraded to 2x6 to accommodate R-22 Rockwool Insulation. New soffit & fascia. All windows (except one) and doors replaced. Main floor was transformed into an open-concept layout (engineered 17' beam stamped & prof. installed). Luxury vinyl flooring on both levels. New: kitchen, appliances, bathrooms (including heated floors), electrical, plumbing, light fixtures. Gemco gas fireplace features slate wall & new chimney and cap. Pressure treated wood fence was built to last . DETAILED LIST OF UPGRADES AVAILABLE. 2 garages: single and oversized double . Huge lot is 8,965 sq ft . It is your move! (id:6769)

Bedroom 3 2.71 m X 3.96 m

Bedroom 4 3.07 m X 3.98 m

Recreation room 11.09 m X 7.16 m

Storage Measurements not available

Utility room Measurements not available

Living room 6.24 m X 7.15 m

Dining room 2.74 m X 3.59 m

Kitchen 4.79 m X 3.63 m

Family room 2.93 m X 3.58 m

Primary Bedroom 4.77 m X 4.15 m

Bedroom 2 2.76 m X 3.52 m

Office 2.34 m X 3.59 m

Sunroom 2.67 m X 4.97 m

Listing Presented By:



Originally Listed by:
Homes & Gardens Real Estate
Limited

<http://www.teresakoziel.com/>



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.