



## Edmonton Alberta

\$735,000

CUSTOM BUILT HOME WITH 2 BED LEGAL SUITE ACROSS FROM A POND! Step inside to a spacious entryway and elegant iron spindle staircase. Off the foyer: a stylish 2 pc bath with quartz counters, a large mudroom, access to your double attached garage, and a walkthrough pantry. The chef-inspired kitchen boasts black stainless appliances, gas range, floor-to-ceiling two-tone cabinets, and a large quartz island. The living room features a cozy stone fireplace wall—perfect for long winter nights. A main floor den adds flexible space for a home office or playroom. Upstairs offers a bright bonus room, upstairs laundry, two bedrooms, a 4 pc bath, and a stunning primary retreat with a luxurious 5 pc ensuite. The LEGAL BASEMENT SUITE has its own entrance and laundry, with two generous bedrooms, a full kitchen with quartz counters and stainless steel appliances, a 4 pc bath - A perfect mortgage helper! Quick access to all amenities, parks, paths and green space! (id:6769)

Bedroom 4 3.99 m X 3.13 m

Bedroom 5 3.99 m X 3.14 m

Breakfast 3.73 m X 2.79 m

Second Kitchen 3.72 m X 3.42 m

Living room 4.74 m X 3.47 m

Dining room 3.47 m X 2.76 m

Kitchen 5.05 m X 3.84 m

Den 3.05 m X 2.78 m

Primary Bedroom 5.26 m X 5.14 m

Bedroom 2 3.33 m X 3.91 m

Bedroom 3 4.13 m X 3.75 m

Bonus Room 3.99 m X 3.07 m

Listing Presented By:



Originally Listed by:  
Rimrock Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)