



## Edmonton Alberta

\$1,588,888

One lot. One home. 5,500+ sq/ft of reasons why. Full 69' x 138' lot (9,500+ sq ft) w/ a magnificent high-end custom 2-storey that delivers space, quality & presence in one of Edmonton's most connected neighbourhoods. Soaring 2-storey entry with a stunning tile mosaic sets the tone. The main floor delivers a chef's kitchen open to the great rm w/ gas fireplace, library, formal dining, and a private office. Upstairs: 3BR + bonus (up to 2 more BRs), incl. a stunning primary w/ its own gas FP. Fully finished bsmt adds a 4th BR, gym, massive rec rm & full bath. Oversized 3-car tandem garage (2-wide, 3-deep) for all the toys. Built w/ no corners cut: 50-yr slate roof, triple-pane windows, manifold plumbing, dual hi-eff furnaces, Sub-Zero fridge, Wolf range, Miele d/w, granite & hardwood throughout. Walk to top-5 ranked elementary, Southgate Mall & LRT. 12-min bike to UofA, quick shot downtown & Whitemud. If quality construction, square footage, & garage space are on your list, nothing on the market comes close! (id:6769)

Family room 5.28 m X 3.17 m  
Bedroom 5 5.51 m X 2.93 m  
Storage 3.95 m X 3.94 m  
Recreation room 10.15z9.34  
Living room 5.76 m X 5.73 m  
Dining room 3.96 m X 3.02 m  
Kitchen 6.53 m X 4.2 m  
Den 3.23 m X 2.54 m

Breakfast 4.01 m X 3.85 m  
Mud room 4.23 m X 2.43 m  
Office 3.65 m X 3.18 m  
Primary Bedroom 7.35 m X 6.28 m  
Bedroom 2 6.5 m X 6.22 m  
Bedroom 3 5.99 m X 3.98 m  
Bedroom 4 5.43 m X 3.91 m

Listing Presented By:



Originally Listed by:  
Real Broker

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



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