



## Edmonton Alberta

\$1,399,900

Luxury living in the heart of Highlands, just steps from Edmonton's iconic River Valley. This stunning custom built 2-storey offers over 2,000 sq ft above grade plus a fully finished basement, blending upscale design with everyday functionality. The main floor features an open concept layout with a chef inspired kitchen, spacious dining area, elegant living room with fireplace, private office, and large mudroom with access to the rear deck. Upstairs you'll find a spectacular primary retreat with a spa inspired ensuite, walk in closet, and private balcony, along with two additional bedrooms, a full bath, and upper level laundry. The finished basement is perfect for entertaining with a large recreation room, wet bar, fourth bedroom, full bath, and plenty of storage. Located minutes from downtown, Ada Boulevard, Concordia University, golf courses, local cafes, and some of Edmonton's most beautiful River Valley trails, this exceptional property offers luxury, lifestyle, and an amazing location. (id:6769)

Bedroom 4 4.05 m X 3.65 m

Recreation room 6.86 m X 8.63 m

Living room 4.31 m X 5.56 m

Dining room 4.13 m X 2.62 m

Kitchen 4.76 m X 5.32 m

Mud room 3 m X 3.44 m

Office 2.41 m X 3.23 m

Storage 1.23 m X 1.57 m

Primary Bedroom 7.27 m X 5.18 m

Bedroom 2 3.01 m X 4.03 m

Bedroom 3 4.1 m X 3.35 m

Laundry room 2.92 m X 1.66 m

Listing Presented By:



Originally Listed by:  
Real Broker

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



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