



Edmonton Alberta

\$1,989,000

Welcome to the crown jewel of Brookside, a neighborhood families never want to leave. Situated on a premium, ravine-backing 1/3-acre lot, this extraordinary 1990 full-brick residence offers 5,000+ sq ft of developed living space, stunning millwork, an elegant curved staircase, and a custom arched front door.

Embracing a classic, sophisticated layout rather than open-concept designs, this home features intentional, distinct rooms that offer warmth without ever feeling like a hallway. The sitting room features a soaring ceiling and a magnificent brick fireplace. Enjoy a rare main-floor primary retreat with terrace access, plus 2 bedrooms and a flexible bonus room upstairs. As a 1990 build, you are free from the costly asbestos or aluminum wiring remediations found in older area homes. Enjoy total peace of mind with new composite shingles and mechanics updated within the last 10 years. A true Brookside King. (id:6769)

Recreation room 10.15 m X 7.22 m

Recreation room 5.66 m X 4.18 m

Living room 6.13 m X 5.76 m

Dining room 5.79 m X 3.21 m

Kitchen 3.66 m X 3.56 m

Family room 7.56 m X 4.24 m

Primary Bedroom 5.81 m X 4.09 m

Laundry room 3.57 m X 2.46 m

Mud room 2.22 m X 1.88 m

Office 4.32 m X 3.39 m

Bedroom 2 4.58 m X 3.39 m

Bedroom 3 5.28 m X 4.12 m

Bonus Room 4.86 m X 6.71 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

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



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