



## Edmonton Alberta

\$699,900

This custom 4-bedroom Ironstone Homes bungalow was built for the builder's own mother with precise detail. Situated on a quiet cul-de-sac, this pie-shaped lot backs a walking path in the heart of Griesbach, just minutes from shopping, schools, medical services, lakes & trails. Soaring 9' ceilings grace both levels. Your opulent kitchen features a 3x6' granite island, corner pantry, abundant cabinetry & SS appliances, flowing into an open-concept eating nook & large living room with gas F/P. The main floor includes a private primary suite with a walk-in closet & ensuite with large shower & laundry rough-in, plus an additional bedroom and a 2nd bath. Your basement offers 2 more bedrooms, full bath, 2nd laundry with sink, & sprawling rec room, ideal for a theatre/games space. Premium upgrades include in-floor heating in bathrooms, zoned heating, aggregate concrete, SolarTube skylight, granite countertops throughout. Oversized double garage includes an 8x16' door, floor drain, hot/cold water & man door. (id:6769)

Bedroom 3 3.47 m X 3.08 m

Bedroom 4 3.47 m X 3.08 m

Recreation room 8.02 m X 4.75 m

Storage 2.8 m X 1.98 m

Living room 4.85 m X 3.63 m

Dining room 5.27 m X 1.95 m

Kitchen 3.9 m X 2.9 m

Primary Bedroom 3.84 m X 3.72 m

Bedroom 2 3.02 m X 2.41 m

Listing Presented By:



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Century 21 Masters

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



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