



Edmonton Alberta

\$1,149,900

PLATINUM PROPERTY! A rare new build in Capilano—where timeless design meets modern craftsmanship. This 2,306 sq ft home (plus finished basement) sits on a 33.5' lot facing a serene green space in one of Edmonton's most desirable mature communities. Built by a local builder where quality matters, every detail is thoughtfully executed—from precise framing to premium materials, including Lux windows. Inside, creamy white interiors, warm wood tones, and 10' ceilings create inviting elegance. The chef's kitchen features a 36" gas range, wood hood fan cover, quartz counters, full-slab backsplash, and a walk-through pantry with coffee station. Arched entryways, open-riser stairs, and custom built-ins—shelving, benches, cubbies, and a cozy reading nook—add charm & function. Upstairs: 3 bdrms, laundry, & a serene primary suite with dual vanities, wood cabinetry, & sleek black fixtures. Amazing location just steps to Suzuki Charter School, trails, & the river valley. (id:6769)

Bedroom 4 3.95 m X 2.92 m

Recreation room 10.3 m X 6.53 m

Utility room 4.59 m X 2.34 m

Living room 4.43 m X 4.62 m

Dining room 4.84 m X 4.62 m

Kitchen 4.88 m X 2.95 m

Den 3.66 m X 3.94 m

Primary Bedroom 4.5 m X 3.94 m

Bedroom 2 4.08 m X 3.44 m

Bedroom 3 3.62 m X 3.21 m

Laundry room Measurements not available

Listing Presented By:



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RE/MAX River City

<http://platinumteam.ca/>



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