



## Edmonton Alberta

\$749,900

Stunning walkout Modern Farmhouse on a massive south-facing pie lot backing onto a private ravine. This 2270sqft 2-storey feat. 4beds/3.5 baths, finished walkout basement, central A/C, & an oversized heated dbl attached garage. The open main flr is accentuated by new (2023) wide plank vinyl flrs and 9' ceilings beaming with natural sunlight. The chef's kitchen inc. full height cabinets, qrtz c-tops, B/I SS appliances, gas cooktop, chimney fan, wine fridge, and W/T pantry. Complimenting the main flr is an electric F/P w/ shiplap surround and grand curved staircase w/ iron rod railings. Upstairs, there's a central bonus room, 2 bedrooms with W/I closets, 5pc bath, and lrg laundry room. The primary room is a spectacle with 11' vaulted ceilings & 5pc ensuite ft. frameless tiled shwr, S/A tub and dual sinks. Downstairs is the ultimate man cave w/ wet bar & beer cooler, 4th bed rm, 4pce bath. Upgrades: new carpet (2023), fully fenced, rough-in hot tub, lrg balcony w/ BBQ hook up, exterior programmable lights (id:6769)

Bedroom 4 2.91 m X 2.76 m

Recreation room 5.9 m X 2.76 m

Family room 4.68 m X 3.69 m

Living room 5.01 m X 3.9 m

Dining room 3.52 m X 3.01 m

Kitchen 4.71 m X 4.01 m

Primary Bedroom 4.59 m X 3.85 m

Bedroom 2 4.73 m X 2.75 m

Bedroom 3 5.14 m X 2.75 m

Bonus Room 4.23 m X 4.54 m

Laundry room 2.04 m X 3.09 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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**RE/MAX ELITE**

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