



## Edmonton Alberta

\$1,250,000

CUSTOM BUILT 3100 SQFT 2 STOREY FEATURING 4 BEDS UP, MAIN FLOOR DEN, TRIPLE ATTACHED GARAGE AND A FULLY FINISHED BASEMENT! This upgraded Kanvi built home is in perfect condition and comes loaded with extras including permanent LED xmas lights, low maintenance front landscaping (turf), powered blinds, 2 furnaces, built in appliances, speakers and so much more. This functional floor plan has oversized windows, open to above living, large pantry and mud room and a super cool den with glass walls. The kitchen features built in appliances, quartz counters and a custom eat in kitchen for all those quick meals. Second floor has a large bonus room, laundry and 4 beds all featuring walk in closets! The primary bed has a spa like en suite with heated floors and a massive walk in closet. The finished basement is trendy and is currently finished as a gym but could be a family retreat with a massive rec room or anything else the heart desires. Fully fenced and landscaped with central AC! Steps to schools and parks! (id:6769)

Recreation room 9.01 m X 8.28 m

Living room 6.23 m X 4.5 m

Dining room 5.31 m X 3.09 m

Kitchen 4.78 m X 4.96 m

Den 2.85 m X 2.93 m

Primary Bedroom 4.67 m X 4.95 m

Bedroom 2 3.65 m X 3.5 m

Bedroom 3 3.94 m X 3.03 m

Bedroom 4 3.54 m X 3.69 m

Bonus Room 6.28 m X 5.42 m

Laundry room 2.73 m X 1.81 m

Listing Presented By:



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Rimrock Real Estate

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