



## Edmonton Alberta

\$799,000

Imagine home this close to nature. With the convenience of air conditioning and a modern kitchen, nestled in a mature, family-friendly neighbourhood. A yard made for entertaining and a tight-knit community at your fingertips. Built with energy-efficient ICF construction to the roof, this custom 2-storey across from Argyll Park and Mill Creek Ravine offers 5 bedrooms, 3.5 baths, and incredible living space. Enjoy the formal living room with park views, spacious eat-in kitchen, main floor laundry, and upper bonus room with fireplace and built-ins. The primary suite features a walk-in closet, ensuite with soaker tub, and ravine views. The finished basement includes a rec room, bar, full bath, and 2 bedrooms. West-facing veranda, large rear deck, fenced yard, new hot water tank (2024), and double attached garage. Move-in ready and close to everything. (id:6769)

Bedroom 4 3.41 m X 4.34 m

Bedroom 5 3.81 m X 4.34 m

Recreation room 5.37 m X 4.75 m

Utility room 3.83 m X 3.78 m

Living room 3.84 m X 5.84 m

Dining room 3.27 m X 4.65 m

Kitchen 4.21 m X 4.37 m

Laundry room 3.26 m X 2.65 m

Family room 5.85 m X 6.45 m

Primary Bedroom 5.57 m X 7.14 m

Bedroom 2 3.74 m X 4.36 m

Bedroom 3 3.25 m X 4.34 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net