



## Edmonton Alberta

\$1,895,000

Private location nestled on Patricia Place with breath taking views located on an 11,845sqft lot backing onto the Patricia/Rio Ravine/River Valley. This stunning home has 4779sqft of finished living space including the walkout basement - 4 beds, 3 baths & an oversized double attached garage. The entire home was designed to capture the beautiful location, from the floor to ceiling windows on the main floor to the oversized windows throughout the home - the view & natural light are always in view. Entering the home, you are welcomed by marble floors & hardwood flooring, bright open spaces - including the living room with 20ft ceilings & the perfectly designed kitchen with ample preparation areas. The dining area, bedroom/home office, 3-piece bath, laundry room & boot room complete the main level. The second level lounge overlooks the living room & captures the view; the spacious primary has 2 walk-in closets & a 5-piece ensuite. The walkout basement has 2 beds, 4-piece bath, family room, movie room & more! (id:6769)

Family room 6.4 m X 5.46 m

Bedroom 3 4.85 m X 3.93 m

Bedroom 4 4.85 m X 2.97 m

Recreation room 6.5 m X 5.46 m

Storage 4.01 m X 3.27 m

Living room 9.06 m X 5.88 m

Dining room 5.61 m X 3.88 m

Kitchen 6.17 m X 5.1 m

Bedroom 2 4.74 m X 3.88 m

Laundry room 3.04 m X 1.72 m

Pantry 2.33 m X 2.15 m

Primary Bedroom 5.61 m X 4.29 m

Bonus Room 5.61 m X 3.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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