



## Edmonton Alberta

\$795,000

GORGEOUS BUNGALOW IN MAGRATH HEIGHTS! Life in Larch Park means nature, sophistication and connection. Perfect for all lifestyles, with TRIPLE ATTACHED GARAGE and a fully developed WALKOUT Bsmt this residence offers over 3,000 sq ft of beautiful living space. Designed for entertaining and for everyday comfort, the open concept main floor feels airy and elegant-highlighted by a chef's kitchen with endless cabinetry, an oversized island, a seamless flow into the sun-filled, spacious great room. Enjoy 3 season relaxation in the amazing deck room, perfect for quiet mornings or for family BBQ's. The private primary suite delivers true retreat ambience with a spa-inspired ensuite featuring multiple sinks, a soaker tub and glass shower. The main floor also features a formal office/den, an additional full 4 piece washroom. The lower level has flexibility with large family room, big guest bedroom, 4 piece washroom, exceptional storage & an ultimate laundry! Steps from school & Whitemud Creek Ravine-PERFECTION !!!! (id:6769)

Bedroom 2 3.84 m X 4.5 m

Recreation room 4.82 m X 5.17 m

Laundry room 2.75 m X 4.97 m

Utility room 2.8 m X 3.1 m

Living room 4.51 m X 4.88 m

Dining room 3.37 m X 4.55 m

Kitchen 2.52 m X 5.21 m

Den 3.73 m X 2.86 m

Primary Bedroom 3.85 m X 4.89 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.juliansells.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.