



## Edmonton Alberta

\$1,599,900

Offering over 6000 square feet of living space & only steps from the River Valley, this former show home wows from the moment you walk in. This home imbues a warm elegance with high end millwork throughout, a stunning split staircase, and intimate spaces such as the library with gas fireplace. The formal dining room is large enough for entertaining and the chef's kitchen with Dacor gas stove features a sunny eat-in kitchen space for family meals. The 2 storey living room centers around a beautiful gas fireplace surrounded by windows overlooking the garden. Upstairs, the primary BR has a 3rd fireplace & an exquisitely renovated bath, complete with heated floors. 3 additional BRs and 2 full baths make this perfect for families. The bonus room is filled with natural light and boasts a balcony plus a staircase with SEPARATE entrance. The basement has heated floors and adds 2 more BR, a bathroom and theatre space with bar. The triple attached garage also has heated floors. \*Full list of features is available. (id:6769)

Bedroom 6 4.46 m X 4.31 m

Additional bedroom 5.21 m X 4.32 m

Living room 4.91 m X 4.53 m

Dining room 4.85 m X 4.55 m

Kitchen 5.77 m X 4.9 m

Family room Measurements not available x 5.5 m

Bedroom 5 Measurements not available

Primary Bedroom 5.59 m X 5.4 m

Bedroom 2 4.88 m X 3.79 m

Bedroom 3 3.85 m X 4.21 m

Bedroom 4 3.7 m X 3.6 m

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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