



## Edmonton Alberta

\$899,900

MODERN LUXURY, CORNER LOT IN HOLYROOD! Stylish, bright, and beautifully finished, this custom Urbis-built home in walkable Holyrood blends refined design with everyday comfort. On a sunny corner lot, you'll love the natural light from the extra west-facing windows and the open layout with big windows and engineered hardwood. The sunken living room with sleek gas fireplace overlooks a lush south-facing front garden. The kitchen is built to entertain with high-end Kitchen-Aid appliances, a large island, and seamless flow into the dining space and breakfast nook with backyard views. Upstairs offers a serene primary suite with spa-inspired ensuite, two more bedrooms, and full bath. The finished basement includes a large family room, fourth bedroom, and another full bath. Outside, the previous owner invested over \$100K into the private yard oasis, complete with a deck, stone patio, tranquil water feature, and landscape lighting. Move-in ready and perfectly located, this is Holyrood at its best. Welcome home! (id:6769)

Family room 5.279 m X 5.079 m

Bedroom 4 3.45 m X 3.326 m

Storage 5.028 m X 3.45 m

Living room 5.342 m X 3.793 m

Dining room 4.259 m X 3.994 m

Kitchen 3.965 m X 3.785 m

Breakfast 3.785 m X 2.141 m

Primary Bedroom 3.959 m X 3.76 m

Bedroom 2 4.023 m X 2.935 m

Bedroom 3 3.916 m X 2.894 m

Laundry room 2.634 m X 1.662 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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