

Edmonton Alberta

$1,350,000

Finding a family home in the University area usually means a compromise. You get the location but give up space, or you get the size but settle on build quality and finishes. And every year you wait, the kids need more room and the right homes get harder to find. This 2019 Quadrant Construction custom home ends the trade-off with 4,284 sf of living space (2,858 sf above grade plus 1,426 sf below). Upstairs are four oversized bedrooms and a kids' bath with dual vanities. The main floor has a formal office, large flex room and a showpiece kitchen with two dishwashers and an entertainer's island. The basement adds a large rec room, 5th bedroom, gym, storage and a fully roughed-in future bar/kitchen, with a side entrance for additional potential. Zoned heating on every floor, triple-pane windows, solid core doors, central A/C, an oversized double garage and over $65,000 in landscaping. Close to the LRT, U of A and Whyte Ave. Location, space and Quadrant quality. This time, you get all three. (id:6769)

Bedroom 6 4.64 m X 3.73 m
Recreation room 7.47 m X 5.42 m
Living room 4.63 m X 3.95 m
Dining room 3.95 m X 3 m
Kitchen 5.98 m X 3.96 m
Bonus Room 5.66 m X 3.91 m
Bedroom 5 3.73 m X 3.68 m

Mud room 3.95 m X 1.81 m
Primary Bedroom 5.35 m X 4.32 m
Bedroom 2 4.04 m X 3.94 m
Bedroom 3 3.89 m X 3.84 m
Bedroom 4 3.98 m X 3.05 m
Laundry room 2.93 m X 1.97 m

Listing Presented By:



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