



## Edmonton Alberta

\$925,000

Custom-built 2,206 sqft 1.5 storey home with 1,400 sqft fully finished basement (potential of 2 bedrooms) and a 945 sqft 3+ car heated garage with 8' insulated doors and parking for 8 vehicles. Main floor offers open-concept kitchen, dining & family room, formal living, formal dining (could convert to bedroom), bedroom with 4pc bath, and pantry/laundry with extra fridge. Upstairs features a 520 sqft primary retreat with walk-in closet, 4pc ensuite, sitting area with gas fireplace & coffee bar, plus east-facing deck with park views. Basement includes rumpus room with kitchenette, bedroom, office (or bedroom), hobby room, 3pc bath, in-floor heat, sound-insulated ceiling & storage. Garage fully insulated (incl. floor) with 220V, hot/cold water, floor drain & natural gas hookup. Home highlights: central A/C with ducting for summer cooling and winter fresh air to keep basement dry, spa-inspired ensuite with steam shower, laundry chute, 2 decks, professional landscaping, quiet park location with ample wildlife. (id:6769)

Bedroom 3 5.14 m X 3.8 m

Bedroom 4 5 m X 4.73 m

Recreation room 8.67 m X 7.91 m

Storage 2.13 m X 5.32 m

Utility room 2 m X 3.52 m

Living room 3.4 m X 4.14 m

Dining room 3.2 m X 4.81 m

Kitchen 2.97 m X 3.81 m

Family room 6.21 m X 6.39 m

Bedroom 2 3.58 m X 3.03 m

Breakfast 2.64 m X 3.59 m

Laundry room 1.57 m X 3.59 m

Mud room 1.05 m X 2.3 m

Primary Bedroom 6.19 m X 5.85 m

Listing Presented By:



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HonestDoor Inc

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