



## Edmonton Alberta

\$1,145,000

ARCHITECTURAL ELEGANCE MEETS NATURAL BEAUTY IN THIS MODERNIST RETREAT Perched on a 10,400+ sqft lot in exclusive Valleyview Laurie Heights, this updated midcentury home offers gorgeous views, professional landscaping and quick access to River Valley trails. Sun-filled living and dining space with vaulted ceilings, wood fireplace and oversized windows. The full kitchen renovation features quartz counters, marble backsplash, gas stove, counter-depth fridge, and stainless appliances, plus a door to the patio and yard, perfect for entertaining. The upper level features a custom primary suite, a 3pc ensuite, and second bedroom. Bright bedroom, 4pc bath & upgraded mudroom/laundry on the third level. Relax in the fourth level with large family room, gym, & storage. Major upgrades: triple-pane windows, Hardie plank siding, insulation (2010), metal roof and new concrete (2011), hot tub, plus a 2024 heat pump system for efficient heating & A/C. Oversize double garage plus rear-lane single garage with new shingles. (id:6769)

Family room 6.835 m X 3.816 m

Storage 3.363 m X 2.45 m

Bedroom 3 3.727 m X 2.734 m

Laundry room 4.286 m X 2.966 m

Living room 5.62 m X 4.404 m

Dining room 3.539 m X 3.313 m

Kitchen 3.246 m X 3.033 m

Primary Bedroom 3.107 m X 3.876 m

Bedroom 2 4.488 m X 2.933 m

Listing Presented By:



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