



## Edmonton Alberta

\$1,175,000

Thoughtfully designed one of a kind luxurious home in a highly desirable neighbourhood. Premium materials with meticulous construction, this unique two and a half storey home has been crafted with energy efficiency and the future in mind. Main floor features a Den/Office, half bathroom, and a custom kitchen with cabinetry designed for built in appliances. Second floor offers a primary bedroom with a luxurious ensuite and a large walk in closet with custom built-ins. Two additional bedrooms with walk in closets, a five piece main bathroom, large laundry room with cabinets with a sink. Fall in love with the third floor cathedral ceiling family room with access to your large Rooftop Patio with Downtown Skyline views. A half bathroom completes the third level. Basement is partially finished and roughed in for potential future development including a second furnace and HVAC, mechanical room drywalled, Framing and Plumbing drainage complete. Tankless water heater, 200A elect. service, landscaping and A.C incld. (id:6769)

Dining room 3.66 m X 2.74 m

Kitchen 5.13 m X 2.9 m

Den 3.7 m X 3.05 m

Great room 5.33 m X 3.51 m

Family room 7.82 m X 5.18 m

Primary Bedroom 7.82 m X 3.48 m

Bedroom 2 3.05 m X 3.58 m

Bedroom 3 3.05 m X 3.25 m

Listing Presented By:



Originally Listed by:  
Bode



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.