



## Edmonton Alberta

\$2,575,000

A rare offering in Windsor Park, a one of a kind urban infill combines thoughtful design, exceptional location & versatile living space. Steps to RiverValley, school/park & all conveniences incl UofA campus & hospital. 6min drive to Royal Glenora/Victoria Park & all downtown amenities. Approx 4200sf of total living space & impressive 1000sf rooftop patio (2500sf above grade main residence +fully fin bsmt & garage suite). Thoughtfully designed w/an open concept layout, enhanced by abundant natural light & a seamless sense of flow. 4bedrms, 3living areas, open to above dining & convertible flex spaces. Chef's kitchen w/ample storage & upgraded appliances/fixtures. NanaWall folding glass doors open completely to heated patio, backyard/sports court. Upper level features an oversized primary bedrm complete w/5pc ensuite, dressing room & private balcony. 2 add'l bedrms & laundry room. Lower level highlights dual rec spaces, bedrm w/murphy & hobby station. Extensive list of features to be appreciated in person. (id:6769)

Bedroom 4 12.3 m X 11.4 m

Recreation room Measurements not available

Games room Measurements not available

Storage Measurements not available

Living room 18.7 m X 16 m

Dining room 13.4 m X 11 m

Kitchen 17.3 m X 9.5 m

Primary Bedroom 19.2 m X 13.4 m

Bedroom 2 13 m X 10.1 m

Bedroom 3 12.9 m X 10.1 m

Laundry room 7 m X 6 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.alangee.com/>



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