



## Edmonton Alberta

\$850,000

EXCEPTIONAL LUXURY IN THE HEART OF BONNIE DOON! This gem combines upscale design, superior craftsmanship, & energy efficiency. Just steps from Campus Saint-Jean, Bonnie Doon LRT, minutes to D/T & U of A, you'll enjoy one of Edmonton's best locations. Offering over 2400sqft of living space, the open-concept main floor features RICH HARDWOOD, large sunny windows, a CHEF'S KITCHEN with a massive island & PREMIUM APPLIANCES. Convenient front and back entries w/ built ins. Upstairs offers 3 generous bedrooms, laundry, & primary RETREAT w/ spa-like ensuite. FULLY FINISHED w/ large rec room, wet bar, 4th bedroom, full bath, and plenty of storage. Built for year-round comfort with triple-pane windows, spray foam insulation, HRV, and exceptional insulation values throughout. Complete w/ A/C, professional landscaping, a fenced yard, deck, dbl garage, & a beautiful TREE-LINED setting just steps from schools, shopping, cafes, and Whyte Avenue. LUXURY & LOCATION ALL IN ONE! This one is a MUST SEE! (id:6769)

Bedroom 4 8.13 m X 4.43 m

Living room 4.93 m X 3.53 m

Dining room 4.7 m X 3.64 m

Kitchen 4.85 m X 4.19 m

Primary Bedroom 5.33 m X 3.7 m

Bedroom 2 3.4 m X 2.96 m

Bedroom 3 3.45 m X 2.93 m

Listing Presented By:



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Rimrock Real Estate

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