



## Edmonton Alberta

\$1,025,000

Live the quintessential Windsor Park lifestyle steps from Windsor Park School--arguably one of the best elementary schools in Edmonton. Surrounded by mature tree canopies, river valley trails, & the vibrant energy of the U of A, it's a neighborhood families never want to leave. The sun-drenched home balances timeless architectural charm--like coved ceilings, classic arched entries, & original oak flooring--with 4 bedrooms all on the upper level. Complete with a white kitchen with soft-close cabinets, a composite deck, & a double detached garage with a front drive for ample parking. The rare luxury of nearly 700 sq m of land provides an incredible amount of private outdoor space. Alternatively, that footprint offers the option to divide the land to build 2 high-end single-family homes. Move in & raise kids in a classic character home, utilize the space for university students, or build custom residential detached houses--this lifestyle & location are unmatched. (id:6769)

Bedroom 5 2.26 m X 3.52 m

Recreation room 5.3 m X 3.21 m

Living room 6.73 m X 3.99 m

Dining room 3.81 m X 3.56 m

Kitchen 4.04 m X 2.36 m

Family room 3.28 m X 5.93 m

Breakfast 4.04 m X 3.18 m

Primary Bedroom 3.39 m X 6.47 m

Bedroom 2 3.6 m X 3.58 m

Bedroom 3 4.69 m X 3.5 m

Bedroom 4 2.99 m X 3.49 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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



**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.