



## Edmonton Alberta

\$1,100,000

Imagine living where luxury meets ultimate sustainability. Welcome to a spectacular high performance home in prestigious Windsor Park, offering almost 3,000 sq ft of sophisticated living space. With no gas line & solar panels producing all your energy, you can say goodbye to gas bills. Enjoy incredibly low utility costs thanks to high R-value insulation, triple pane windows, air source heat pump, HRV, electric heat pump water tank, drain water heat recovery, & more. The bright, spacious main floor features huge windows, a modern kitchen w/ a large island, custom cabinets, & Miele appliances. Stunning European white oak wide plank floors lead to a custom open riser steel staircase. Upstairs offers 3 bedrooms, tech space, & laundry. The finished basement expands your lifestyle w/ a huge rec room, 4th bedroom, & full bath. Located steps from the University of Alberta, LRT, and William Hawrelak Park, plus Whyte Ave's trendy cafes. Complete with stunning landscaping, this is your dream home. Don't miss out! (id:6769)

Bedroom 4 5.09 m X 3.03 m

Recreation room 10.82 m X 4.47 m

Storage 2.53 m X 1.45 m

Utility room 4.72 m X 1.81 m

Living room 6.62 m X 3.94 m

Dining room 6.03 m X 3.04 m

Kitchen 5.35 m X 3.84 m

Primary Bedroom 4.87 m X 3.5 m

Bedroom 2 4.01 m X 3.04 m

Bedroom 3 3.94 m X 2.71 m

Laundry room 2 m X 1.72 m

Office 3.35 m X 2.42 m

Listing Presented By:



Originally Listed by:  
Real Broker

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



**RE/MAX River City**

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