



Edmonton Alberta

\$739,900

LOCATION LOCATION LOCATION! Backing onto Mill Creek Ravine, this custom-built 2-storey offers a rare opportunity to secure a premium location in the heart of King Edward Park. Set on a beautiful ravine lot just minutes to downtown, the University of Alberta and Whyte Avenue, this home features 2,398 sq ft above grade, 4 bedrooms, 3.5 baths, a fully developed basement, and a unique, spacious layout. Highlights include a large rear deck, front veranda, double attached garage with heated driveway, and a private setting surrounded by nature. The upper level offers a generous primary suite with ensuite and private balcony overlooking the ravine. The home is equipped with in-floor heating throughout. This property is being sold as-is and presents an excellent opportunity for buyers looking to renovate, personalize, or build in one of Edmonton's most sought-after locations. A rare chance to create your dream home on an exceptional ravine lot. (id:6769)

Bedroom 4 3.4 m X 3.94 m

Storage 1.56 m X 3.32 m

Utility room 1.85 m X 2.18 m

Recreation room 5.31 m X 4.48 m

Living room 6.58 m X 6.03 m

Dining room 3.7 m X 4.46 m

Kitchen 2.74 m X 4.63 m

Breakfast 2.95 m X 5.14 m

Pantry 1.51 m X 2.74 m

Primary Bedroom 4.58 m X 6.12 m

Bedroom 2 3.72 m X 4.05 m

Bedroom 3 3.51 m X 4.33 m

Laundry room 2.64 m X 1.91 m

Listing Presented By:



Originally Listed by:
Century 21 Masters

<https://www.dudeyrealstate.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.