



## Edmonton Alberta

\$1,499,900

Exceptional 2,533 sq ft two-storey Habitat Studio(TM) home on a corner lot facing Bonnie Doon Park, built in 2010 with outstanding energy efficiency. Designed with triple-pane low-E windows, 12" double-offset insulated walls, 30" attic insulation, passive solar design, and a 10 kW solar system (2022) generating income. The home features cherry hardwood floors, solid maple doors, quartz countertops, cherry cabinetry, and an open-concept main floor filled with natural light. Enjoy in-floor heating, a steam shower, 3-season room with gas fireplace, and covered front and rear porches. The upper level offers a vaulted primary suite with ensuite and walk-in closet. The fully developed basement includes a second kitchen and bedroom. A triple car garage with self-contained garage suite offers park views, balcony, in-floor heat, and excellent rental or guest potential.

Beautifully landscaped with a rainwater irrigation system and thoughtful design throughout. (id:6769)

Bedroom 5 3.8 m X 3.48 m

Second Kitchen 4.87 m X 3.6 m

Recreation room 4.97 m X 3.35 m

Recreation room 5.86 m X 3.76 m

Utility room 3.84 m X 2.89 m

Living room 4.41 m X 4.24 m

Dining room 5.62 m X 2.78 m

Kitchen 3.38 m X 4.26 m

Bedroom 4 3.87 m X 5 m

Laundry room 4.39 m X 4.46 m

Family room 3.22 m X 3.82 m

Primary Bedroom 6.13 m X 4.63 m

Bedroom 2 3.94 m X 2.76 m

Bedroom 3 3.91 m X 2.85 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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