



## Edmonton Alberta

\$1,250,000

Modern traditional 2-storey in the heart of Bonnie Doon, steps to Mill Creek Ravine. Offering over 4,000 sq ft of living space, the warm hardwood floors and elevated modern finishes carry through every level. Soaring 20 ft ceilings, stacked windows, and open staircase create a dramatic first impression. The kitchen features quartz countertops, stainless steel appliances, and flat-panel cabinetry, flowing into the dining area with patio doors to a tree-lined yard and entertaining deck. A second living room wrapped in windows with a gas fireplace anchors the main floor, alongside an office and mudroom with access to the double attached garage.

Upstairs, the primary retreat impresses with a spa-inspired ensuite and walk-in closet, joined by two additional bedrooms, a 5-piece bath, and laundry. The lower level has a family room with wet bar, gym space, 4th bedroom, full bath, and storage with garage access. Set on an expansive 50x185 lot -- steps to schools, ravine trails, and the best of Bonnie Doon living. (id:6769)

Bedroom 4 3.97 m X 4.56 m

Recreation room 11.46 m X 8.37 m

Storage 6.69 m X 5.38 m

Storage 2.22 m X 1.42 m

Utility room 2.96 m X 2.37 m

Living room 4.9 m X 8.03 m

Dining room 3.65 m X 5.95 m

Kitchen 3.37 m X 4.27 m

Family room 5.04 m X 4.27 m

Mud room 4.57 m X 2.52 m

Primary Bedroom 6.37 m X 4.25 m

Bedroom 2 3.94 m X 3.33 m

Bedroom 3 3.29 m X 4.35 m

Laundry room 2.95 m X 2.06 m

Listing Presented By:



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