



## Edmonton Alberta

\$1,190,000

Welcome to your Dream Home nestled along the picturesque Mill Creek ravine! Designed by Gravity Architecture and expertly crafted by EFFECT Homes. This top-of-bank property boasts unparalleled ravine views, offering a serene backdrop to everyday living. An open floor plan and attention to detail include triple pane windows, premium acrylic stucco, 12 walls, an ICF basement, and a Certified Built Green Platinum certification ensuring the highest energy efficiency standards. An oversized double attached garage is fully insulated, drywalled, and heated, providing both convenience & comfort. Strategic placement of windows maximizes natural light and stunning sunsets. With 4 bedrooms, 3 1/2 bathrooms, a charming kitchen with a built-in bench and dining table, as well as an excellent boot room and a spacious front foyer, this home effortlessly combines practicality with elegance. The developed basement adds to the appeal, offering versatile living spaces. (id:6769)

Bedroom 4 5.79 m X 4.46 m

Recreation room 7.08 m X 6.05 m

Utility room 2.6 m X 2.13 m

Living room 7.07 m X 4.43 m

Dining room 5.2 m X 3.24 m

Kitchen 4.3 m X 2.59 m

Mud room 2.6 m X 2.33 m

Primary Bedroom 5.02 m X 4.48 m

Bedroom 2 5.31 m X 3.12 m

Bedroom 3 5.33 m X 3.11 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

**RE/MAX ELITE**

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