



# Edmonton Alberta

\$2,795,000

Reduced \$475,000 from \$3,270,000 to \$2,795,000! Fronting onto river, overlooking downtown, 1 of 9 homes in this exclusive location! 3,470 sqft, 4 beds, 6 baths, elevator, commercial wall of windows- floor of main to ceiling of primary bedroom! The kitchen features top-tier Redl cabinets, painted glass backsplash, JennAir Professional appliances, quartz, windows that open to main floor patio, and a bar beside the dining area. Swarovski lights lead up the Artistic Stairs with 13mm glass & stainless rails. 3 beds and laundry on 2nd level. A primary with wall of windows looking onto downtown, wet bar, and California Closets walk-in. An en-suite with spa steam shower, massive shower head (25K), body sprays, surround sound, and stone resin stand alone tub. The penthouse bar has 2 rooftop patios, gas lines, hot & cold taps, frameless postless glass, and is spec'd for hot tub! A double attached garage with 20' wide door, 4th bed & soundproofed living/media room in basement. Over \$250K of audio & home automation! (id:6769)

Family room 22'9 x 16'  
Bedroom 4 8'3 x 11'7  
Living room 21'6 x 24'1  
Dining room 15'9 x 11'3  
Kitchen 17'10 x 12'9

Den 7'5 x 6'0  
Primary Bedroom 21' x 24'1  
Bedroom 2 14'2 x 12'10  
Bedroom 3 19' x 11'9  
Loft 21'11 x 12'10

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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