



Edmonton Alberta

\$2,680,000

Reduced \$590,000 from \$3,270,000 to \$2,680,000 to sell for winter! 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! 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 room in basement. Over \$250K of audio & home automation! Some pictures virtually staged. (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

<http://www.marketdirection.ca/>



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.