



## Edmonton Alberta

\$4,250,000

80 Acres with private treed setting backing onto Whitemud Creek, in one of the hottest distribution warehouse development corridors, with direct access to future airport area highway expansion. How close? Alberta Transportation is in talks to buy some of the land to facilitate. Hillside bungalow has over 6,000 square feet of developed space, triple car garage, 7,000 sq ft SHOP with 3 phase power and hoists. Main floor has feature vaulted ceilings in foyer and living room. Primary bedroom has luxurious ensuite bathroom and spacious walk in closet. The living room, nook, and kitchen have amazing ravine and river views overlooking expansive fields. Walking out onto the breathtaking deck sun room feels like a chalet at a resort. Basement has 3 bedrooms, exercise room, theatre and pool room, bar as well as additional storage. Roof has 12:12 pitch, cedar shakes. (id:6769)

Family room 10.33 m X 7.99 m

Bedroom 2 7.19 m X 4.39 m

Bedroom 3 4.79 m X 3.42 m

Bedroom 4 4.55 m X 4.79 m

Office 2.8 m X 2.43 m

Living room 7.98 m X 2.97 m

Dining room 4.05 m X 5.51 m

Kitchen 4.57 m X 4.87 m

Primary Bedroom 7.71 m X 6 m

Office 5.29 m X 4.56 m

Sunroom 5.97 m X 9.58 m

Laundry room 2.54 m X 2.97 m

Breakfast 5.78 m X 4.04 m

Listing Presented By:



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RE/MAX River City

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