



## Edmonton Alberta

\$735,900

Stunning new infill with views of the Edmonton River Valley & Downtown, close to schools, parks & the LRT. This 2-storey style home boasts over 1812 sq.ft., with an open & bright plan, thoughtful selection and exquisite finishing. The spacious kitchen has a large island, 2-tone cabinetry, quartz counters & s/s appliances. The living and dining areas have designer lighting, fireplace, 9' ceilings & wide-plank engineered hardwood. As you proceed upstairs with the modern oak handrail to guide you, a primary suite awaits with vaulted ceilings, gorgeous views, walk-in closet & 5-piece ensuite with freestanding tub + separate shower. There are two more spacious bedrooms on this level, plus a full 4-piece bath and large laundry room. Complete the package with: full landscaping; triple pane windows; tankless hot water; Hardie plank; HRV; separate entrance to basement; deck; & a double detached garage. Close to schools, shopping, transportation & walking distance to great Edmonton festivals & river valley trails. (id:6769)

Living room 6.5 m X 3.2 m

Dining room 3.6 m X 3.3 m

Kitchen 4.8 m X 3.5 m

Mud room 3.2 m X 1.5 m

Primary Bedroom 4.3 m X 3.3 m

Bedroom 2 3.7 m X 2.8 m

Bedroom 3 3.2 m X 2.9 m

Laundry room 2.5 m X 1.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.philipenko.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)