



## Edmonton Alberta

\$847,000

**SHOWSTOPPER** This custom centrally located home offers space, style, and income potential. Featuring 5 bedrooms, 5 bathrooms, plus a 1-bedroom legal suite, this property also boasts a triple detached garage and a truly luxurious main floor. Enjoy charming curb appeal with a welcoming front veranda, a flexible front living/flex room, and a main-floor bedroom with direct access to a full bath—ideal for guests or multigenerational living. The open-concept layout showcases a bright great room with backyard views, a cozy family room with gas fireplace, and an exceptional kitchen complete with breakfast bar, pantry, quality appliances, granite countertops, and maple cabinetry. Large windows, hardwood and tile flooring, and air conditioning add comfort throughout. Upstairs offers 4 bedrooms, laundry, and a spacious primary suite with a 5-piece ensuite featuring dual sinks, glass shower, and whirlpool tub. The fully developed basement includes a large family room with wet bar, 2-piece bath, and a separate suite (id:6769)

Recreation room 8.54 m X 5 m  
Second Kitchen 3.01 m X 3.57 m  
Living room 3.3 m X 3.77 m  
Dining room 4.43 m X 3.24 m  
Kitchen 4.43 m X 4.28 m  
Family room 5.12 m X 4.99 m

Den 3.82 m X 3.19 m  
Primary Bedroom 5.25 m X 4.25 m  
Bedroom 2 4.59 m X 3.4 m  
Bedroom 3 3.54 m X 3.68 m  
Bedroom 4 3.4 m X 3.49 m  
Laundry room 2.65 m X 1.79 m

Listing Presented By:



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RE/MAX River City

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



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