



## Edmonton Alberta

\$3,500,000

Nestled on a private, treed 80-acre setting along Whitemud Creek, this extraordinary estate combines serene natural beauty with prime investment potential in one of the region's hottest distribution and warehouse corridors. The hillside bungalow offers over 6,000 sq. ft. of exquisitely developed space, featuring a grand vaulted foyer and living room with sweeping views of the ravine, river, and endless fields. The primary suite is a retreat, with a spa-inspired ensuite and expansive walk-in closet. Sunlit living areas, including the kitchen and nook, flow onto a spectacular deck and enclosed sunroom—evoking the ambiance of a luxury mountain chalet. The walkout lower level includes three bedrooms, a home theatre, games room, bar, exercise studio and high end in-floor heating. Triple-car attached garage is drywalled with work benches and ground drain. A 7,000 sq. ft. heated shop with three-phase power provides incredible versatility. A cedar shake roof & commanding architecture complete this rare offering. (id:6769)

**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

**Family room** 10.33 m X 7.99 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:



Originally Listed by:  
CIR Realty

<http://www.art-homes.ca/>

**RE/MAX** RE/MAX **River City**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)