



## 1338 119B Street Edmonton AB

\$824,900

Experience this unparalleled Ravine location & MacTaggart nature trails! Stunning sunsets & views of the Whitemud Ravine. This Brass III bungalow plus loft, w/ attached double garage, is nestled in a private cul-de-sac in exclusive Brookhollow. Enjoy the spacious, open floor plan featuring grand front foyer, generously sized living & dining areas, 3 sided gas fireplace, stylishly updated kitchen, office/den, 2 bedrooms, newly upgraded 5 piece primary ensuite, add'l piece bath and convenient laundry area. Ascending the elegant curved staircase, the loft is a private retreat boasting wet bar, 2 piece bath, gas fireplace, new hardwood floors and panoramic view. Ideal for office/games/exercise/art or crafts room. The basement offers rec room, 3rd bedroom, full bath & ample storage. Bid farewell to snow shoveling & lawn maintenance, without constraints of condo or age limits. This immaculate property seamlessly blends entertainment, remote work options & freedom to travel, offering an exceptional lifestyle.

Listing Presented By:



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