



## 13704 87 Avenue Edmonton AB

\$2,315,000

Welcome to the Parque by renowned Cambium Builders. This home offers superior construction featuring nearly 4,000 sq. ft. of living space w/ 4 bedrooms, 3.5 baths, a finished basement, a rooftop patio & more. The spectacular corner lot design & massive windows flood the home with east, south, & west light. The main floor features 10-foot ceilings, a two-story vault over the dining room, custom staircase, & radiant in-floor heating throughout. The kitchen is a chef's dream w/ Bosch Appliances & panel fridge/freezer, & massive island. Upstairs, you will find three large beds full of light w/ a large bath, the primary suite w/ a balcony, large closet, & five-piece ensuite. The rooftop deck adds tons of additional sun-soaked outdoor space. The finished basement w/additional bedroom, bath, gym, rec room, wet bar, infloor heat & more. Outside is a west backyard & an oversized double garage. Nestled on a quiet street in sought-after Valleyview, this home offers quick access to the River Valley, Downtown, & more.

Listing Presented By:



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