



## 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, in-floor 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:



Originally Listed by:  
MaxWell Devonshire Realty

patti@proctorteam.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)