



## 3441 199 Street Edmonton AB

\$2,399,000

You won't believe you are in EDMONTON when you enter this AMAZING 2.03 ACRE parcel surrounded by WEDGEWOOD CREEK RAVINE. 1972 BUILT, IT HAS HAD SUBSTANCIAL RENO'S in the past 10 years including VINYL WINDOWS, DOORS, FLOORS, ROOF, FIXTURES & FINISHING! This 2278 SQ FT bungalow provides VIEWS IN EVERY DIRECTION to be enjoyed year round. Unwind in the IMPRESSIVE SUNROOM with BUILT IN BBQ that provides even more space from which to savor the views. HI EFFICIENCY fireplace in the great room, rich engineered HARDWOOD flooring throughout, GRANITE, stainless appliances with a gas range, a lovely DEN & a spacious primary suite with a fireplace in the sitting area, freestanding TUB & CUSTOM SHOWER, double sinks & handy laundry! The basement offers 2 ADDITIONAL BEDROOMS, a full bath & a FAMILYROOM with a FIREPLACE & WALKOUT. GATED with a WINDING DRIVE & FULLY FENCED in BLACK CHAIN LINK, there is open PASTURE & a small BARN for STORAGE or HORSES. EDGEMONT is a DYNAMIC COMMUNITY & the POSSIBILITIES HERE ARE ENDLESS!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

monalahaie@gmail.com  
<http://www.horsepowerranch.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)