



Edmonton Alberta

\$1,895,000

Ravine Property located in Groat Estates offers park like living doorsteps to Downtown. Custom built 5 bedroom, 4 bathroom WALKOUT BASEMENT home features a QUADRUPLE floor-heated ATTACHED tandem GARAGE. SOUTH facing BACKYARD. Formal office with built in shelving, raw brick facing gas fireplace. Huge dining room, living room with a gas fireplace. Both spaces offer 24 foot cathedral ceilings. Chef's kitchen with professional appliances package, granite countertops, two sinks, 3 ovens, wet bar, and more. Three season power screened covered patio that continues to exposed deck. Upper level presents three bedrooms, laundry room and breathtaking views from the covered balcony. FULLY FINISHED walk-out basement with family room, gas fireplace, gym area, two bedrooms, bathroom, wet bar, humidity and temperature controlled HOT TUB ROOM with sliding patio doors to lower deck and large storage space. OVERSIZED DRIVEWAY. Sub-basement storage and shed. Minutes to Rogers Arena & restaurants. (id:6769)

Bedroom 5 3.5 m X 4.87 m
Recreation room 8.7 m X 7.61 m
Storage 5.72 m X 4.4 m
Living room 6.52 m X 5.19 m
Dining room 5.95 m X 4.29 m
Kitchen 5.65 m X 4.51 m

Family room 4.85 m X 4.18 m
Office 4.9 m X 3.36 m
Primary Bedroom 6.28 m X 8.15 m
Bedroom 2 5.12 m X 6.23 m
Bedroom 3 5.21 m X 3.39 m
Laundry room 3.79 m X 2.77 m

Listing Presented By:



Originally Listed by:
Century 21 All Stars Realty Ltd

<http://www.kozicki.com/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
Fax:
executive@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.