



## 10413 126 Street Edmonton AB

\$519,000

Excellence in the heart of Westmount!! This Winning Combination of the finest location of Groat Estates plus an outstanding, upgraded, move-in ready residence with garage and a stunning Roof Top Terrace can be Yours! This showstopper home features over 1,850 luxurious sq ft above ground, plus more the developed basement makes for great interior size. And with the enormous Roof Top Terrace Deck, this is true perfection in the heart of the city! Modern Design throughout, 10' ceilings, separate eating-formal dining area, three bedrooms, three washrooms, rec room or den/office all freshly updated and newly renovated. New Kitchen Appliances and countertops, paint, carpets, lighting, entire exterior roof and windows 2024. The large primary bedroom and modernized ensuite is perfection with Your own private covered balcony looking out onto a quiet, scenic tree-top boulevard. A few minutes walk to 124 st, quick access to the U of A, City Centre, river valley, future LRT, all amenities are close. Superb Value!

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

juliansells@shaw.ca  
<http://www.juliansells.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)