



## Edmonton Alberta

\$998,000

Rare FULLY RESTORED, detached CHARACTER HOME in the heart of Oliver; close to UofA, LRT & River Valley. Traditional touches like crown moulding & clinker brick are combined with modern functionality throughout this 1,949 sq.ft brick masterpiece. Restored by Ackard Contractors (2024 Renovator of the Year), this home feat. an open concept main floor w. South-facing bay windows & 10' ceilings. Formal entertaining is a pleasure w a dedicated dining space just steps from the chef's kitchen, complete w. CUSTOM cabinetry, quartz & professional grade appliances by Thermadore (fridge & freezer) & KitchenAid Prof. (induction cooktop, ovens & bev. fridge). A full mudroom (w. heated tile flooring) & powder room complete this level. Upstairs you'll find 3 beds/2 baths incl. the LOFTED primary suite w. 4PC ensuite, dressing room & tree-top views from the private balcony. A FULLY FINISHED basement (full height) & double garage complete the property. Add'l upgrades: roof(2017), furnaces(2015), AC(2017)& irrigation system (id:6769)

Family room 4.31 m X 8.41 m

Laundry room 3.61 m X 3.42 m

Living room 4.92 m X 4.74 m

Dining room 4.83 m X 3.57 m

Kitchen 3.94 m X 3.65 m

Primary Bedroom 4.95 m X 4.65 m

Bedroom 2 3.02 m X 2.79 m

Bedroom 3 3.91 m X 3.61 m

Loft 4.58 m X 5.88 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://www.communityyeg.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)